

TYRONE TOWNSHIP PLANNING COMMISSION
Approved Work Session Minutes

February 13, 2007

7:30 p. m.

PRESENT: Bob Byerly, Sally Eastman, Dave Hanoute, Mark Meisel, Steve Hasbrouck, Laurie Radcliffe

ABSENT: Joe Fumich

CALL TO ORDER: 7:30 p. m. by Chairman Hasbrouck

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

Dick Lemke, 10495 Runyan Lake Point, told the Planning Commission that an LK-1 language update was very necessary. The new language changes he read were well done.

APPROVAL OF THE AGENDA:

1) Ms. Eastman requested addition of an item to other Business from Members (1).

MOTION: Moved by Hanoute, seconded by Meisel, to approve the Agenda as amended. Motion carried by unanimous voice vote

APPROVAL OF THE MINUTES:

1) January 23, 2007 - Regular Meeting

MOTION: Moved by Hanoute, seconded by Radcliffe to approve the minutes as presented. Motion carried by unanimous voice vote

CORRESPONDENCE:

SUBCOMMITTEE REPORT:

OLD BUSINESS:

1) Review of the Private Road revisions and establishment of a Public Hearing Date. The sample Maintenance Agreements currently provided by the Township have been included for comparison with the recommendations from the Attorney. The major differences are located in Sections 2, 4, 6 and 10.

Mr. Milliken reviewed the most recent revisions to Section 24.04.B.4 which allowed for modification of right of way widths under specific circumstances and returned final approval of the road and driveway plans to the Board. The amount of Township involvement in the maintenance of private roads and shared driveways is still to be determined.

Mr. Hanoute suggested a joint meeting with the Board to discuss the documents and come to agreement. Mr. Byerly said he would arrange the meeting.

MOTION: Moved by Hanoute, seconded by Meisel, to schedule a Private Road, Shared Driveway, and Access Easement Standards public hearing for March 13, 2007 at 8:00 p.m. Motion carried by unanimous voice vote.

- 2) Recommendations regarding the request of **Richard Bryan** for state statute land division of approximately 10.6 acres at 102 Jayne Road, R-1 Parcel 01-100-030, to create 3 additional parcels. The parent parcel and the new parcels will be accessed from a shared driveway. The existing structures will be removed.

Mr. Hasbrouck postponed discussion until completion of the Public Hearings. After the hearings the discussion was postponed until the February 27, 2007 meeting due to time constraints.

- 3) Recommendations regarding the request of **Bob and Kathryn Talley** for land division and boundary realignment of approximately 24.7 acres at 8078 Faussett Road, RE Parcel 31-100-041, Section 31, Tyrone Township. "Area A" with frontage on McGuire Road will be realigned with Parcel 31-100-029. "Area B" with frontage on McGuire Road will be realigned with Parcel 31-100-016. Four parcels (2, 3, 4, and 5) will be taken from the south side of Parcel 31-100-041 with access from a McGuire Road easement.

Mr. Hasbrouck postponed discussion until completion of the Public Hearings. After the hearings the discussion was postponed until the February 27, 2007 meeting due to time constraints.

- 4) Recommendations regarding the proposed LK-1 Ordinance and Master Plan amendments

Mr. Hasbrouck postponed discussion until completion of the Public Hearings. After the hearings, the discussion was postponed until the February 27, 2007 meeting.

- 5) Recommendations regarding the proposed Agri-Business Ordinance amendments

Mr. Milliken recalled that as a result of the Public Hearing discussion, a paragraph was added to the end of the section summarizing general approval standards the Planning Commission and Board would consider when reviewing an Agri-Business application. He recommended forwarding the revisions to the Livingston County Planning Department and the Board for review and approval.

Mr. Meisel corrected Section 4.03.A, Line 4 to read, "during a growing season **shall must** be raised or produced on the same premises by the proprietor;" asked to standardize Section 22.05.K, Line 2 (proprietor of the stand) and 22.05.R.1, Line 2 (property owner or farm operator); asked to standardize the 22.05.K.4 and 22.05.R.7 parking references; corrected Section 22.05.6.c to, "...a detriment to public health, safety, **or** welfare;" and corrected Section 22.05.K.8, Line 2 to, "...a maximum **area square-footage** of 48 square feet..."

Mr. Hasbrouck asked Mr. Milliken to check the other references to square feet, and suggested waiting to make the other corrections until after we have received comments from the County.

The meeting was recessed at 8:00 p.m. for a public hearing and reconvened at 9:20 p.m.

6) Recommendations regarding the Land Division Ordinance

The Planning Commission agreed with the recommendation of Chairman Hasbrouck to forward the Land Division Ordinance to the Board for review and adoption and to postpone discussion of items 2, 3, 4, and 7 until the February 27, 2007 meeting.

7) Future Land Use, Master Plan, and Ordinance language regarding Commercial Development in Tyrone Township continued from January 23, 2007

The language review was postponed until the February 27, 2007 meeting

NEW BUSINESS:

OTHER BUSINESS FROM MEMBERS:

1) Letter from Ms. Eastman

Ms. Eastman read a resignation letter to the members of the Planning Commission. She informed them that a copy had been forwarded to the Supervisor, Clerk and Treasurer.

The members thanked her for the time and effort she had given to the Planning Commission and her interest in managing the growth of the Township.

ZONING ADMINISTRATOR'S REPORT:

ZONING BOARD OF APPEALS REPORT:

BOARD ACTION:

FUTURE AGENDA ITEMS:

Richard Bryan Land Division
Bobby Talley Land Division
LK-1 Ordinance and Master Plan
Private Roads Discussion


NEXT MEETINGS:

February 27, 2007 - Regular Meeting

March 13, 2007 - Work Session

March 20, 2007 - Subcommittee Meeting

ADJOURNMENT: 9:50 p.m.



Laurie Radcliffe, Secretary
Tyrone Township Planning Commission



Barbara Burtch, Recording Secretary
Tyrone Township Planning Commission