

TYRONE TOWNSHIP PLANNING COMMISSION
Approved Work Session Minutes

September 11, 2007 7:30 p. m.

PRESENT: Bob Byerly, Joe Fumich, Mark Meisel, Ed Kempisty, Laurie Radcliffe

ABSENT: Gary Butler, Dave Hanoute

CALL TO ORDER: 7:30 p. m. by Vice-Chairman Meisel

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC: No response

APPROVAL OF THE AGENDA:

MOTION: Moved by Fumich, seconded by Radcliffe, to approve the Agenda as published.
Motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES:

1) August 28, 2007 - Regular Meeting Minutes

MOTION: Moved by Byerly, seconded by Kempisty, to approve the August 28, 2007 Minutes as corrected. Motion carried by unanimous voice vote.

Page 4, Line 7: (...Expressway Service zoning uses.)

Page 6, Line 11: (...or to ti integrate...)

CORRESPONDENCE:

SUBCOMMITTEE REPORT:

1) Ad Hoc Subcommittee Report regarding Zoning Ordinance publication and distribution

Mr. Meisel said that the Committee wanted to add Mr. Kurtz and Mr. Morton to the Subcommittee for discussion of two issues—when the amendments to the Ordinance could be cut off and when the Ordinance could actually be published.

Another line of discussion would be the establishment of a formal amendment process. We have to comply with the state and local ordinance requirements, but the real issue is that a check list isn't being followed. There are Planning Commission and Township Board requirements, but somehow in the last few years, we have lost track of the process.

He wanted to establish a meeting as soon as possible to try to arrive at a formal decision regarding a cut off on the up dates and when people could expect a new copy and then review the check list he prepared following the joint Board and Planning Commission meeting and decide if the Board wanted to adopt it nor not.

Mr. Fumich asked why the Township couldn't run a copy of the existing Ordinance master copy and distribute those until the amendments were all completed. At least everyone would be on the same page. Ms. Radcliffe commented that the costs involved to replace ordinance books was fairly expensive and the Township was trying to cut expenses.

Township Planner Greg Milliken advised that it was best to keep the Ordinance local, rather than relying on the McKenna Associates office to maintain it. Not because they weren't reliable, but it becomes the responsibility of the Township to maintain their own records so the ordinances are always up to date in their own system and on their own computers. When you start shipping things back and forth or storing things in different systems, things can really get out of control.

Mr. Meisel said it was his understanding that the Township kept a Master Copy but the Planning firm also kept a duplicate master copy in case their was contention or debate. That process just isn't working, possibly after Mr. Nicholson left.

OLD BUSINESS:

1) Review of the PCS Zoning Ordinance Text

The Planning Commission agreed to review the PUD revisions prior to discussing the PCS and PIRO ordinances.

2) Consideration of revisions to Zoning Ordinance Article 11 - PUD Planned Unit Development to reference PCS and PIRO development

Mr. Milliken commented that the PUD process is used to allow flexibility in development without being constrained by zoning district minimum lot sizes, lot coverage requirements, or other zoning district limitations. For instance, in return for smaller parcels, the Township could negotiate all brick buildings, smaller signs or exterior lighting curfews. The current PUD is set up as a residential zoning district option.

To follow the PUD process, an applicant would have to rezone to PUD to indicate a mixed use on the Zoning Map. The plans would have to be reviewed based on dedicated residential zoning standards (home types, provisions for churches and schools, parks and recreation areas, etc.) which are limiting for commercial or industrial uses.

Originally, he thought about making the PUD article a process chapter, but after consideration he felt that it would be better to supplement the text to include commercial and industrial PUD rezoning uses.

During discussion of the proposed PUD ordinance, the Planning Commission was told:

- The Intent Section (11.00) was added as a new section;
- The development objectives (11.01) are currently in the ordinance, but are general enough to cover commercial and industrial uses;

- Definitions for "Final Plan" and "Preliminary Plan" were added to Section 11.02;
- A policy should be established whether use of existing or future use of infrastructure should be mandatory
- Facilities requiring Township infrastructure should be located in areas where it is available (11.03.E)
- Impact assessments should require sewer and water supply evaluations;
- The overuse of "shall" would make development of PUDs less negotiable
- Section 11.04.A. was revised to require a 10 acre minimum parcel rather than 20 acres;
- Section 11.04.C. was revised to require an open space maintenance agreement or other mechanism to ensure maintenance of open space;
- Major changes were made in Section 11.05 to allow a variety of mixed uses aside from residential (11.05.A, B, C)
- Sections 11.05.D.1,2 & 3 were added to provide for a flexible mix of residential and nonresidential uses;
- Section 11.06 includes references to the Township's overall design standards, requires review of circulation as one of the design elements (11.06.H); allows consideration of design issues not specifically referenced elsewhere (11.06.I); provides for open space in non-residential PUDs (11.06.J), and lists specific residential density and design standards in Section 11.06.M;
- The developmental steps listed in Section 11.07 are basically unchanged;
- A Preliminary Site Plan Approval requirement has been inserted as Section 11.08;
- Section 11.09.G was expanded to regulate phased PUDs;
- Section 11.10 was revised to provide for a 1 year approval period and a 1 year approval extension.
- Section 11.11 is a new section which lists the conditions to be met prior to approval

As part of the discussion, the Planning Commission:

- Asked for further discussion of the open space use in the PIRO or PCS PUD Districts
- Requested sequential lists rather than alphabetical lists in Section 11.02;
- Noted that the site location principles (11.03) shouldn't be mandatory since most of the parcels in the Township would not be able to meet all of them;
- Questioned the reference to public water facilities in Section 11.04B;
- Requested a 100 foot buffer between PUDs and residentially zoned parcels (11.06.D); and
- Classification of specific permitted and special uses for Residential, Commercial, and Industrial PUDs..

3) Review of the PIRO Zoning Ordinance Text

The Planning Commission scheduled the PIRO review for September 25, 2007 meeting

NEW BUSINESS:

OTHER BUSINESS FROM MEMBERS:

ZONING ADMINISTRATOR'S REPORT:

ZONING BOARD OF APPEALS REPORT:

1) ZBA Appointments

Mr. Meisel reported that ZBA Chairman Carroll Strange has moved away from Michigan. Vice-Chairman Greg Carnes will act as Chairman during the rest of Mr. Strange's term. David Cypher has been appointed Vice-Chairman, alternate Member Debbie Smulski has been appointed as a new member and Don Bunka will become a new ZBA alternate member .

2) ZBA Appeals

Mr. Meisel reported that Ray Hicks was not given the variances because variances were not requested. In another case, a setback variance requested by another resident was reduced, since there was no unreasonable burden involved with the request.

BOARD ACTION:

FUTURE AGENDA ITEMS:

- 1) Complete Review of Article 11.00 - PUD
- 2) Review proposed PCS text
- 3) Review proposed PIRO text

NEXT MEETINGS:

September 18, 2007 - Sub Committee Meeting


September 25, 2007 - Regular Planning Commission Meeting

October 9, 2007 - Work Session

ADJOURNMENT: 9:40



Laurie Radcliffe, Secretary
Tyrone Township Planning Commission



Barbara Burtch, Recording Secretary
Tyrone Township Planning Commission