

TYRONE TOWNSHIP PLANNING COMMISSION

Approved Public Hearing Minutes

Master Plan Amendments

Pages 62-64 Public Utilities and Pages 77-88 Future Land Use Plans
December 11, 2007 8:10 p. m.

PRESENT: Gary Butler, Robert Byerly, Joe Fumich, Dave Hanoute, Ed Kempisty, Mark Meisel,
Laurie Radcliffe

CALL TO ORDER: 8:10 p.m. by Chairman Hanoute

READING OF THE PUBLIC NOTICE:

The notice was read aloud by Secretary Radcliffe

CORRESPONDENCE:

- 1) October 1, 2007 - Genesee Metropolitan Planning Commission
- 2) November 1, 2007 - Livingston County Planning Department
- 3) November 14, 2007 Livingston County Planning Commission
- 4) November 30, 2007 - Holly Township

PURPOSE OF THE HEARING:

The purpose of the hearing was to receive comments regarding revisions and amendments to Tyrone Township's Master Plan related to Public Utilities (pp 62-64) and Future Land Use Plans (pp 77-88) and to recommend adjustments to the Future Land Use Map to support the revised text

COMMENTS FROM THE PLANNER:

Mr. Milliken commented that the response from Livingston County and other units of government were all favorable although the County staff did suggest future review of some of the other Master Plan sections.

During review of the Zoning Ordinance PUD text, there was discussion about linking PUD's to the Future Land Use Plan. We have a Future Land Use Map showing future office, industrial, and commercial locations. While the amendment process is open, the Planning Commission should consider if those are the places where the Township would want to locate non-residential PUDs by assigning sites based on the Master Plan's Future Land Use Map rather than the current Zoning District Map. We can adopt the amendments proposed, but while the process is open we could review the Future Land Use Map to determine where we might want additional commercial or industrial use locations.

COMMENTS FROM THE PLANNING COMMISSION:

Mr. Meisel noted an error in Table 19 (Page 79). The Medium Density Single Family Detached Residential Lakeside column should be revised by eliminating the "less than" (<) marker from the text to adjust the Acres/Dwelling unit to **0.5 to 1.5**.

Mr. Hanoute recommended adopting the PUD ordinance at this time without making additional changes and asked about the process to be followed. Mr. Milliken explained that the statute authorized the Planning Commission to adopt the Master Plan. If the Board wanted to have the final authority to adopt, the Board would have to take the authority from the Planning Commission by resolution. Technically speaking, the Planning Commission adopts the Master Plan after the draft has been reviewed by the Board and the Board has made their comments and authorized distribution. To date, we have not been informed that the Board has sought to adopt the Master Plan.

If changes are made to the Future Land Use Map, they would have to follow the same amendment procedures as revision of the Master Plan text. If you didn't want to require rezoning for a PUD district, the uses permitted in a PUD development could be based the Future Land Use designation for the property. For instance, if a property is shown on the Zoning Map as RE, but designated on the Future Land Use Map as PIRO an applicant would be able to build an industrial park or a research office building without rezoning. That is why this is the time when you might want to reconsider if the Future Land Use map shows appropriate areas for commercial and industrial uses. Basing PUDs on the Future Land Use Map gives a higher priority to the location and size of the proposed non-residential areas.

Mr. Fumich asked if PUDs could be applied as an overlay to any of the Zoning areas on the Zoning Map without worrying about the Future Land Use. As an example, Mr. Milliken referred to the White Lake Road area which showed four types of non residential uses on the Future Land Use Map and one type of use on the Zoning Map (RE). If you wanted to put an industrial use in that location, you would have to rezone the property because an industrial use is not shown on the Zoning Map or the Future Land Use Map. Once the PUD text and Future Land Use Map are adopted, the statutory requirements for Future Land Use Map amendments have to follow the same lengthy process as Master Plan Amendments.

Mr. Hanoute said it was his understanding that if we wanted to establish a PUD, specific locations for PUDs would have to shown on the Future Land Use Map. Mr. Milliken said that wasn't necessarily the case. PUDs could be developed for uses shown on the Zoning Map or the Future Land Use Map. If a developer wanted to do a residential PUD, he would be able to locate it in any area which permitted residential development, providing that it met certain site conditions laid out in the Zoning Ordinance for PUDs like major roads or utilities. An industrial type PUD would have to be located in a place on the Zoning District Map where Industrial Districts are shown or locations on the Master Plan where the PIRO district is located. Commercially oriented PUDs would have to be located where the maps allowed for offices or commercial services. That is where the connections between the Master Plan and the Zoning Districts come into play. You predict the locations where PUDs might develop by the uses you locate on the Future Land Use Map as well as the Zoning Map.

Mr. Hanoute asked if that meant the PUD use categories could be limited by what is shown on the Future Land Use Map. Mr. Milliken said that would be the case and that is how the future rezoning process would work. Hanoute asked if Mr. Milliken saw any need to revise the Future Land Use Map at this time. Mr. Milliken said only if the Planning Commission didn't feel comfortable with the Map, wanted to do something more about the LK-1 District, or felt there was something they wanted to change in the White Lake Road area.

COMMENTS FROM THE PUBLIC: No response

CLOSING PLANNING COMMISSION REMARKS:

The Planning Commission discussed establishing a joint meeting with the Board to review the various options required to implement a PUD. Mr. Hanoute tentatively scheduled a Joint Meeting for December 15, 2007 at 9:00 a.m. at the Township Hall.

There were no further comments and the meeting was closed at 8:25 p.m.



Laurie Radcliffe, Secretary
Tyrone Township Planning Commission



Barbara Burtch, Recording Secretary
Tyrone Township Planning Commission