

TYRONE TOWNSHIP PLANNING COMMISSION

Approved Meeting Minutes
February 10, 2009 7:00 p.m.

PRESENT: Gary Butler, Dave Hanoute, Steve Hasbrouck, Ed Kempisty, Mark Meisel, Laurie Radcliffe

ABSENT: Joe Fumich

CALL TO ORDER: 7:00 p.m. by Chairman Hanoute

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

- 1) A gentleman speaking from the audience asked why the Township was not publishing a newsletter like they have in the past. Somewhere in there should be the ordinance for fire runs, the responsibility for fire runs, and who pays for fire runs. His next question was about the rumors that e would have to pay for a sewer system on Old US 23.

Mr. Hanoute recommended that he attend a Township Board Meeting on the first or third Tuesday of the month where the Board members could answer his questions.

- 2) Tom Rowinsky, 8412 Dean Road, brought up the issue of Township liability and refered to the recent salmonella outbreak for consideration as an example of local liability. It was noted on the news, that no permits had been granted to that company for four years. As a result, there will be a wide liability investigation of local, state and federal governments in that case.

His point was that from the liability standpoint, we have a lot of businesses in the Township that operate in dealing with the public. In most cases, they have state regulations that guide those types of businesses. It is a real business because many of the people are taking tax write-offs for the business in their home. The liability issue for the Township comes if when dealing with the public, something happens one way or another where there is negligence, or health and medical issues, the liability issues could come back to haunt the Township because the businesses weren't regulated.

He has just found out that there is an annual permit required for kennels because of state regulations and guidelines. There are many other businesses within the Township that are state regulated and require state licensing. To protect the public and the Township, his recommendation is that all businesses within the Township that are running out of a residence, no matter what type, should require permits granted by the Township on an annual basis. Not to enforce the state guidelines, but to ensure that state guidelines are being followed so ono one is licensed falsely from the state perspective. There should be a fee for this based on whatever the Board recommends. The overall concern is liability protection for ourselves and the people that guide the Township. Each year the state guidelines should be checked to show the business is in compliance.

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APPROVAL OF THE AGENDA:

Mr. Meisel asked to schedule a discussion of an LK-1 text correction under Other Business from Members and suggested review of the County documents relative to Zoning Ordinance Article 11.00 and 12.00, and a means of preplanning for the next meeting Agenda items.

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

Moved by Meisel, seconded by Butler, to suspend the Orders of Business after review of the Minutes, to discuss other Agenda items until the Public Hearings begin at 7:30 p.m. Motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES:

- 1) January 27, 2009 - Regular Meeting Minutes;

Moved by Radcliffe, seconded by Butler, to approve the January 27, 2009 Meeting Minutes as corrected. Motion carried unanimously by voice vote.

Page 2, Line 33: (The Plannin Members of the Planning...)

Page 2, Line 39: (Township **Planner** Sally Hodges...)

Page 3, Line 17: (...the Planning Commission agreed **to** retain...)

Page 8, Line 15: (...by an owner **who** couldn't foresee what he might to in the future; and if ~~applying~~ the PUD...)

Page 8, Line 37: (Mr. Hanoute **said** there would be...)

Page 9, Line 14: (Mr. Hanoute **said** the text...)

Page 9, Line 21: (Correlation of the **Master Plan**...)

Page 10, Line 16: (...but wants the Planning Commission...)

Page 20, Line 20: (...pay vouchers, **but present all vouchers by March 1.**)

CORRESPONDENCE:

NEW BUSINESS:

OTHER BUSINESS FROM MEMBERS:

- 1) Review of LK-1 Revisions

Mr. Meisel said that while reviewing the LK-1 text he discovered a misprint on Page 7-2, 7.04.A.1. The master copies of the Ordinance both reference a net area of 6,250 square feet instead of the 2,350 square feet currently referenced in the LK-1 Section.

He distributed corrected copies of the Ordinance to the Planning Commission members.

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- 2) Comments from the Livingston County Department of Planning regarding revisions to Zoning Ordinance 11.00 and 12.00

Mr. Meisel referred to the County report dated September 2008. The Planning Commission decided to schedule discussion of the report for another meeting when they would have the copies of the report with them.

- 3) Mr. Meisel informed the Planning Commission that the Board has recently formed two committees. One is a Sewer Board of Review to hear sewer hardship cases and the other is a Sewer Bond Committee to consider ways to potentially fund the existing bonds if the current economic trends continue and the Township is unable to meet its financial obligations. So far, there has been not suggestion that anyone will be asked to fund the sewer system if they are not in the district. The intent of the committee is to get public input and discuss ideas and options for different ways to fund the sewer system and repay the bonds if the current economic conditions persist. Currently there is not an issue, but there could be one in the future.

ZONING ADMINISTRATORS REPORT:

ZONING BOARD OF APPEALS:

BOARD ACTION:

Steve Hasbrouck said the Township Board has begun to work on next year's budge. There is a budget meeting scheduled for February 26, 2009 to work out details of the budget.

He reminded the residents in attendance that the first and third Tuesdays of the month were reserved for Township Board Meetings. The Planning Commission meets on the second and fourth Tuesday of the month. All meetings are open to the public.

The Board has discussed the newsletter and is working on a strategic plan for the Township which will require input from the Public.

FUTURE AGENDA ITEMS:

NEXT MEETINGS:

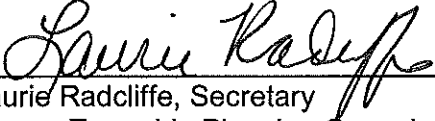
February 24, 2009 - Planning Commission Meeting

March 10, 2009 - Planning Commission Meeting

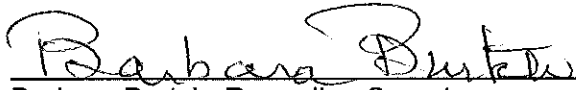
March 24, 20009 - Planning Commission Meeting

ADJOURNMENT: The Meeting was adjourned for Public Hearings at 7:30 p.m, 8:40 p.m. and 9:35 p.m. The regular meeting was adjourned at 10:40 p.m. by Chairman Hanoute

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Laurie Radcliffe, Secretary
Tyrone Township Planning Commission



Barbara Burtch, Recording Secretary
Tyrone Township Planning Commission