

**TYRONE TOWNSHIP PLANNING COMMISSION
APPROVED PUBLIC HEARING MINUTES**

April 14, 2009 7:30 p.m.

**Article 2 - Definitions and Article 11.00 - PUD Planned Unit Development
and
Article 12A - PCS Planned Commercial Services and Article 20 - Schedule of
Regulations**

PRESENT: Chairman Dave Hanoute, Vice-Chairman Mark Meisel, Secretary Laurie Radcliffe,
Commissioners Gary Butler, Joe Fumich, Steve Hasbrouck, Ed Kempisty

ABSENT:

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

READING OF THE PUBLIC NOTICE:

The notice was read aloud by Secretary Radcliffe

CORRESPONDENCE:

- 1) E-mail from Clerk Keith Kremer regarding the definition of front yards in lake front development.

PURPOSE OF THE HEARING:

The purpose of the Public Hearing is to receive comments regarding revisions to Tyrone Township Zoning Ordinance Article 2 - Definitions, Article 11 - PUD Planned Unit Development, Article 12A - PCS Planned Commercial Services, and Article 20 - Schedule of Regulations

COMMENTS FROM THE PLANNER AND PLANNING COMMISSION:

Tyrone Township Planner Sally Hodges of McKenna Associates noted that the changes in Article 2 - Definitions are based on comments from the Township's Attorney about the "automobile" service and repair terms carried over from the existing Ordinance. The "automobile" definition was discussed and the text was revised to "motor vehicle" fueling stations, "motor vehicle" major repair, and "motor vehicle" in Section 2 to reference a broader range of vehicles.

Ms. Hodges said she would revise Line 3 of the Fueling Station definition and the last lines of the Major Repair and Minor Repair definitions to reference "motor vehicles. She had included a cross reference for "Elderly Housing" and "Housing for the Elderly" in the definitions article.

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The Schedule of Regulations (Article 20.00) was revised to include standards for the PCS - Planned Commercial Services Zoning District. The typo on Page 20-2 was corrected to require a front yard setback of 100 feet in the RE Zoning District. The Table of Uses (pp. 20-12 to 20-17) also will reference "Motor Vehicles" rather than "Automobiles. References to the new PCS district were added, but the the PUD Zoning District reference was removed because the new Planned Unit Development text will function as an overlay rather than a Zoning District.

If the new texts are approved by the Township Board, the Planning Commission should approach the owners of the parcels zoned for business uses to discuss rezoning their property to PCS. A Public Hearing would be held by the Planning Commission on its own initiative. Following approval of the rezoning, the B-1, B-2, ES and OS zoning districts would be removed from the Ordinance and the Schedule of Regulations to be consistent with the proposed revisions to the Future Land Use Map. The same procedure will be followed for PIRO District development.

Referring to Item Y on page 20-10, Mr. Hasbrouck noted that the east side of US 23 has different setbacks than the west side of US 23. Property measured from the Old US 23 right of way might be closer to the US 23 expressway than we want. Ms. Hodges said that the parcels would still have to meet the minimum zoning district front yard setbacks. Ms. Radcliffe suggested changing the language to read, "frontage on both ~~Old~~ U.S. 23", in the first line of Item Y on page 20-10. The Planning Commission decided to further consider the impact of access and rights of way at the intersection of White Lake Road, Center Road, and Faussett Road on both sides of the U.S. 23 Expressway during the Planned Industrial, Research and Office (PIRO) review .

Concerns were expressed that bike paths and other public uses might be prohibited without references to public parks or open space in the Commercial and Industrial Table of Uses (p. 20-14). Mr. Hanoute commented that the table refers to principal uses on a site. You could still have parks and open space uses on PCS sites as an accessory use rather than a principal use.

Ms. Hodges noted that Article 12 - PCS contained several changes to "motor vehicles" used in place of "automobiles." Item 12A.03.K references outdoor recreational uses as accessory to a principal commercial use. Item 12A.03.P wasn't changed because "car wash" suited the intent of the Ordinance in this particular use.

Mr. Hasbrouck commented that not all Tyrone Township sewer treatment facilities are publicly owned. The Planning Commission reviewed page 12A-7, Item M - Wastewater Treatment, and requested revision to Sentence 2 requiring users to meet all ~~federal, state, and local~~ **applicable** standards and regulations.

In regard to the amount of open space required by page 12A-7.L, Ms. Radcliffe asked if 10% was enough. The wording seemed to imply that developers wouldn't have to provide any space that was without some type of structure on it. Ms. Hodges explained that there

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will be associated landscaping, buffering, and storm water requirements to provide some unoccupied green space on the site.


Ms. Hodges noted that the only change made in Article 11-PUD was inclusion of a semicolon on page 11-4, Item (b).

COMMENTS FROM THE PUBLIC:

There were no comments from the Public

CLOSING PLANNING COMMISSION REMARKS:

There being no additional comments, the Hearing was closed at 7:55 p.m.



Laurie Radcliffe, Secretary
Tyrone Township Planning Commission



Barbara Burtch, Recording Secretary
Tyrone Township Planning Commission