

TYRONE TOWNSHIP PLANNING COMMISSION

APPROVED MEETING MINUTES

June 23, 2009

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

ABSENT:

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

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

APPROVAL OF THE AGENDA:

Moved by Fumich, seconded by Butler, to approve the June 23, 2009 Agenda as presented. Motion carried by unanimous voice vote.

APPROVAL OF THE MINTUES:

1) June 9, 2009 Planning Commission Meeting Minutes

Moved by Meisel, seconded by Radcliffe, to approve the June 9, 2009 Meeting Minutes as corrected. Motion carried by unanimous voice vote.

Page 2, Line 14: (...facts about the PUD Ordinance...)

Page 3, Line 5: (...for 7 years or more...)

Page 4 Line 19: (...when back yard **and front yard** storage isn't ...)

Page 4, Line 25: (...Article 2.01 - **Definitions** ~~Defintions~~)

Page 5, Line 19: (...FR Zoning District, but it restricts the number...)

Page 6, Line 22: (...currently zoned B-2 which ~~and~~ are located...)

CORRESPONDENCE:

SUBCOMMITTEE REPORT:

OLD BUSINESS:

1) **Discussion of Proposed Revisions to the Township's Recreational Vehicle Storage Ordinance, Article 21.19 - Outdoor Storage**

Tyrone Township Planner Sally Hodges of McKenna Associates commented that she had provided language to be added to Zoning Ordinance Article 2 which will further define boats, recreational vehicles, boat trailers, and other recreational apparatus. There are additional RV standards in Article 21.31 and another article (25.03.I) regulates the weight of commercial vehicles.

During discussion of the revisions to Article 21.19, the Planning Commission considered:

- The issue of commercial vehicles used for daily transportation;
- Classifying commercial vehicles based on MDOT standards, title requirements, vehicle type, vehicle weight, number of axles or other measurable standards (21.19.A);
- Requiring different standards for the location of permanent or temporary storage structures;
- Limiting the amount of time storage in temporary structures would be allowed;
- Limiting the length of time a manufactured home could be retained on site as a temporary residence during construction of a permanent home (21.19.B.2);
- Comparing the Township's Zoning Ordinance and Regulatory (Beautification) Ordinance language regarding open air storage;
- Referencing temporary structures in the Ordinance definitions;
- Using compliance with Zoning District standards and other length and size measurements to qualify for special storage considerations;
- Developing separate standards for storage on land or water;
- Establishment of specific conditions for airplane landings and take-offs (21.19.C);
- The difficulty of regulating airplane noise and navigation rights;
- Establishment of a time limit for the temporary storage of home remodeling or improvement materials (21.19.B.1);
- Whether to maintain Zoning District side lot setbacks or permit a minimum 5 foot side lot setback in any zoning district for storage of recreational vehicles and other apparatus (21.19.C.1.b);
- Establishing specific conditions for consideration of front yard storage;
- Limiting the number of vehicles that can be stored in residential yards based on the Zoning District and/or type of vehicle;
- Special problems associated with corner lots;
- Compensation for storage;
- Storage in existing conforming or non-conforming buildings; and
- Excluding front yard parking and storage from yards which do not meet the qualifications for 'limited' lots.

The Planning Commission decided to continue the review at the next meeting beginning with Article 21.19.D and requested following text revisions:

- Page 1, Section 2.01 - Definitions: Include a working definition of commercial vehicles for the purpose of storage requirements
- Page 1, Section 21.19, Line 5: Include 'recreational vehicles, **recreational apparatus** and **commercial vehicles**' in Section 21.19.A. Intent;
- Page 2: Reference airplanes in Sections 21.19.A and 21.19.C;
- Page 2: Correct 21.19.C.1.b, Line 1 to: "If not stored within ~~an~~ enclosed building..." and
- Page 3: Item 4, Line 2: Revise to "one of which ~~may be~~ is a motor home or..."

2) **Christian Day Montessori School and Child Care Status Review**

The Planning Commission was informed that the facility appears to be vacant. The school's director will be contacted to confirm that the school is no longer being conducted at that facility and to determine the date on which the building was vacated before sending a letter to the owner regarding the site plan deficiencies.

3) Discussion of PCS Rezoning

The discussion was postponed until the next meeting.

NEW BUSINESS:

OTHER BUSINESS FROM MEMBERS:

ZONING ADMINISTRATOR'S REPORT

1) Status Report for Jeff Zeller's Greenhouse Property Located on Bennett Lake Road (RE Parcels 06-200-007 and 07-200-014)

Zoning Administrator George Van Hecke reported that Mr. Zeller was cleaning up some of the debris located on the site and has brought in two loads of dirt. He plans to rebuild the greenhouses and grow seasonal flowers and vegetables. He has a right to maintain his property and the Zoning Ordinance allows him to grow flowers and vegetables in greenhouses. Retail sales will require site plans and a Special Land Use.

Carl Gill, a neighbor, complained that Mr. Zeller appeared to be digging in the pond located on the greenhouse property. Scott Dietrich, a Township resident, thought that Mr. Zeller should have gotten a grading permit to be on the safe side because he is working so close to a wetland.

Chairman Hanoute requested review copies of the previous minutes.

2) Status Report for the Proposed Duberg-Soldan Paint Ball Facility on White Lake Road

Mr. Van Hecke reported that the Livingston County Building Department would not allow the use of temporary buildings. The developers will have to provide permanent toilet facilities and paved handicap access to all of the facilities. To date, the property taxes have not been paid in full and the performance bond has not been received.

ZBA REPORT:

BOARD ACTION:

ADJOURNMENT: 8:30 p.m. by Chairman Hanoute due to the lack of electricity


Barbara Burtch, Recording Secretary
Tyrone Township Planning Commission


Laurie Radcliffe, Secretary
Tyrone Township Planning Commission