

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

**TYRONE COVENANT PRESBYTERIAN CHURCH  
Preschool Special Land Use Permit - Article 22.00, 22.05.D.**

**April 13, 2010 7:30 p. m.**

**PRESENT:** Dave Hanoute, Steve Hasbrouck, Ed Kempisty, Deb Lee, Mark Meisel, Laurie Radcliffe;

**ABSENT:** Gary Butler

**CALL TO ORDER:**

**READING OF THE PUBLIC NOTICE:**

The notice was read aloud by Planning Commission Secretary Radcliffe.

**CORRESPONDENCE:**

**PURPOSE OF THE HEARING:**

The purpose of the Public Hearing is to receive comments regarding the Special Land Use Permit request of Tyrone Covenant Presbyterian Church to locate the Tyrone Tykes Preschool at the church facility located at 10235 White Lake Road.

**COMMENTS FROM THE APPLICANT:**

Danielle Sorum, Preschool Coordinator for the Church, provided a new set of drawings. Ms. Sorum informed the Planning Commission that Tyrone Tykes will be established as a Christian preschool for three and four year olds and will be open to all area residents. Eventually they plan to have up to 20 children a day for two and one half hours per day four days a week after their facility has been reviewed and approved by the State. The revised Special Use narrative includes copies of some of their inspection reports and a list of emergency procedures. Preschools are regulated and reviewed by the State Department of Human Services, Bureau of Adult and Child Licensing. Their fire safety inspections will be conducted by an organization separate from the state Fire Marshall because the school will be located in an existing building.

**COMMENTS FROM THE PLANNER:**

## **PLANNING COMMISSION COMMENTS:**

Ms. Radcliffe asked about the flow of traffic in the area where the children would be getting in and out of their cars and the measures proposed for their safety. Ms. Sorum said they do not plan to offer curbside parking or pickup. The children will not get out of their vehicles at the driveway in front of the building. They will be escorted by their parents from the parking lot on the west side of the building to the sidewalk which connects with the building entrances. Signs will be posted to prohibit stopping or parking in the driveway.

Mr. Hanoute asked about the bathroom facilities shown on the site plan. Ms. Sorum said handicapped toilet facilities were available (Room 109) as well as general facilities (Room 107).

Mr. Hasbrouck observed that the sewer line from the building to the street connection was not shown on the drawing and should be included.

Township Planner Sally Hodges said that Ms. Sorum's written statement was one of the most complete she has ever received. She suggested that the restriction on parking in front of the building be added to the written statement which would be less expensive than adding it to the drawing since the written statement will be attached to the drawing as a list of approval conditions. She commented that a new revision date has been added to the drawing, parking calculations are shown on the front page of the drawing, standard and barrier free parking spaces have been located and dimensioned, and the school area and means of ingress and egress have been shown on the floor plan.

In response to other questions, Ms. Sorum explained that the play area has a dirt surface. They may not have to use it at this time because there are other areas the children could use until the school is able to finance its own playground improvements. They asked the Planning Commission to waive the playground at this time and the State has already agreed to that.

Ms. Hodges reminded them that the height of the existing wooden playground fence should be included as part of their written statement if not shown on the drawing. To prove that the trash receptacle was enclosed, Mr. Hanoute asked Ms. Sorum to include a picture of it as part of her written narrative. Ms. Sorum explained that the other buildings on the site are a pavilion used for the Jesus Walk and a small storage shed. There is a sign in the landscaped area in front of the Church building that is used as a portable directional sign.

Ms. Hodges commented that the plans as presented were adequate and the Planning Commission does have the authority to modify some of the site plan requirements listed in the Ordinance.

## **PUBLIC COMMENTS:**

**CLOSING PLANNING COMMISSION REMARKS:**

There being no further comments, the hearing was closed by Chairman Hanoute at 8:00 p.m.

  
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Barbara Burtch, Recording Secretary

  
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Laurie Radcliffe, Planning Commission Secretary