

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

**PROPOSED ZONING ORDINANCE ARTICLE 16A
PIRO - PLANNED INDUSTRIAL, RESIDENTIAL AND OFFICE**

August 10, 2010 7:30 p.m.

PRESENT: Dave Hanoute, Steve Hasbrouck, Ed Kempisty, Deb Lee, Mark Meisel, Brandon Peabody

ABSENT: Laurie Radcliffe

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

READING OF THE PUBLIC NOTICE: The notice was read aloud by Recording Secretary Burch

CORRESPONDENCE:

PURPOSE OF THE HEARING:

The purpose of the Public Hearing is to receive comments regarding adoption of proposed Zoning Ordinance 16A PIRO - Planned Industrial, Research and Office to encourage development of high quality research, office, and industrial developments in Tyrone Township which may require locations for large office, light industrial, or limited heavy industrial uses.

COMMENTS FROM THE PLANNER:

Tyrone Township Planner Sally Hodges of McKenna Associates, explained that the area of the proposed PIRO district contained the majority of Section 17 and the US 23 frontage extending from Center Road to Dean Road in Section 20. The area would be composed of higher and lower intensity industrial, research and office uses with the office uses generally located along US 23 where there is high visibility, and the heavier industrial uses located in the center of the property. In the conceptual use areas for Section 17, open space is shown in areas that are wet or have other limitations.

The concept is that the various intensities of industrial uses can co-exist in larger areas with proper separation and access. The new PIRO zoning text combines the current ordinances for ES - Expressway Service (14.00), M-1 (16.00), M-2 (17.00) and Research Office Manufacturing (18.00) under one zoning classification.

The new Ordinance includes a table of uses for three categories of use. In each column, the letter 'P' indicates the Permitted use, the letter 'S' stands for Special use, and 'NP' stands for uses that are Not Permitted. The new requirements are similar to those in the current Ordinance for the various industrial uses.

COMMENTS FROM THE PLANNING COMMISSION:

The Planning Commission discussed:

- Inclusion of a reference to landscape contractors in the table on Page 5;
- The asterisk references in the Page 8 footnotes;
- Inclusion of a landscape contracting materials reference as a permitted use on Page 5 for building trade contractors and materials wholesalers;
- Language in Section 16.A.10.B (Page 19) which prohibits outdoor display of materials associated with uses allowed in Table 16.02, Page 5, under building trade contractors;
- Revision of Section 16A.10.B.3 (Page 19) to begin with a reference to outdoor display of junk, used or wrecked vehicles, etc;
- The Section 16A.10, A.4, Page 18 reference requiring storage of repaired or wrecked vehicles behind the building;
- Inclusion of junk yards in the reference to salvage yards and recycling centers following recycling in the Table on Page 7;
- The existing Ordinance definitions of junk, salvage, and used materials on Page 2-15;
- Extending the PIRO District east of US 23 at some future date;
- Problems associated with fragmentation and zoning consistency when small parcels are rezoned;
- The PIRO process inclusion of Planning Commission and Board participation in industrial rezoning and development;
- Revising the Table on Page 5 to reference building and landscape trade contractors and wholesalers as a Special Use in PIRO B and as a Permitted Use in PIRO C;
- Application of the General Requirements listed in Section 16A.03 to all PIRO Districts (A, B, and C) to address non-residential uses, building design, building length, offsets, access, service areas, and open space;
- Not applying residential exclusions to security personnel who live on site;
- Open Space requirements for each parcel which may be consolidated in green space, buffer areas, and storm water basins for smaller parcels; and
- The permitted uses for each sub district specifically referenced in Sections 16. A.06 - PIRO A, 16.A.07 - PIRO B, and 16.A.08 - PIRO C.

Referring to the conceptual PIRO district site plan, Mr. Hanoute commented that the use of the large open spaces shown on the conceptual map would probably be communal open spaces owned and maintained by businesses within the area. The open space would also provide offset locations for small parcels which would be addressed during site plan review. The risk in not establishing a comprehensive plan would be fragmented development and a mixture of unrelated uses on the US -23 frontage. By allowing different levels of industrial and office uses within a large area, the Township would be better able to respond to market conditions. No specific ratio was established for PIRO A, B, and C uses, but the conceptual plan locates office or research uses (PIRO A) close to the US 23 frontage. The traditional industrial uses are shown in the center of the area (PIRO C) and the transitional office or manufacturing uses (PIRO B.) along the perimeter of the property. If the US 23 frontage is developed first with low intensity uses, the Township can re-evaluate the rest of the proposed use locations based on market conditions. If sales and development warrant, additional nonresidential uses could be located on the east side of the expressway.

The current Zoning Ordinance doesn't allow for zoning flexibility in location or use. Using the PIRO approach, development would be based on concept reviews and professional developers to create specific timetables and conditions for development.


PUBLIC COMMENTS:

CLOSING PLANNING COMMISSION REMARKS:

There being no comments from the public, the Hearing was closed at 8:20 p.m. by Chairman Hanoute.



Laurie Radcliffe, Secretary
Tyrone Township Planning Commission



Barbara Burtch, Recording Secretary
Tyrone Township Planning Commission