

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

**PROPOSED ZONING ORDINANCE ARTICLE 16A.00  
PIRO - PLANNED INDUSTRIAL, RESEARCH AND OFFICE**

**November 9, 2010                      7:30 p.m.**

**PRESENT:** Dave Hanoute, Steve Hasbrouck, Ed Kempisty, Deborah Lee, Mark Meisel,  
Brandon Peabody, Laurie Radcliffe,

**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:**

**PURPOSE OF THE HEARING:**

The purpose of the Public Hearing was to receive comments regarding adoption of proposed Zoning Ordinance 16A.00 PIRO - Planned Industrial, Research and Office to encourage high quality research, office, and industrial developments in Tyrone Township.

**LIVINGSTON COUNTY COMMENTS**

The Livingston County Planning Department and the Livingston County Planning Commission recommended approval of the proposed PIRO Ordinance.

**COMMENTS FROM THE PLANNER:**

Tyrone Township Planner Sally Hodges of McKenna Associates explained that the area of the proposed PIRO Zoning District was located north of Center Road and west of US 23 with the US 23 frontage extending to the south side of Hogan Road. The area would be composed of higher and lower intensity industrial, research and office uses. The research office uses would be located along US 23 frontage where there is high visibility, with the heavier industrial uses located in the center of the area. Open space is conceptually located in areas that are wet or have other limitations.

The concept is that the intensity of various uses could co-exist in large areas with proper separation and access. PIRO Zoning combines the current ordinances for Research Office, M-1 and M-2 and Industrial uses under one general classification.

The Ordinance provides a table of uses listing uses that are permitted by right, by special use or uses that are not permitted. In each column the letter 'P' indicates a use

permitted by right, the letter 'S' stands for special land use, and 'NP' stands for uses that are not permitted. In general, the requirements for each of the PIRO uses are similar to those in the current Zoning Ordinance.

The Planning Commission:

- Discussed adding landscape contractors to the PIRO B classification as a Special Use and as a Permitted Use in the PIRO C classification (Page 5);
- Noted that the asterisks were referenced in the Page 8 footnotes;
- Considered inclusion of landscape contracting materials as permitted on Page 5 for building trade contractors and materials wholesalers; and
- Reviewed the language in Section 16A.10.b. (Page 19) which prohibits outdoor display of materials associated with uses allowed in Table 16.02 (Page 5) under building trade contractors.


**PLANNING COMMISSION COMMENTS:**

**PUBLIC COMMENTS:**

**CLOSING PLANNING COMMISSION REMARKS:**

There were no further comments or questions and Chairman Hanoute closed the Meeting at 7:40 p.m.

  
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Laurie Radcliffe, Secretary  
Tyrone Township Planning Commission

  
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Barbara Burtch, Recording Secretary  
Tyrone Township Planning Commission