

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

**PROPOSED GENERAL ZONING ORDINANCE REVISIONS
FOR**

**PIRO AND PCS AMENDMENTS
November 9, 2010 7:40 p.m.**

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

ABSENT:

CALL TO ORDER: 7:40 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 general revisions to Tyrone Township Ordinance #16, The Zoning Ordinance, to support new Ordinance Article 12A PCS-Planned Commercial Services and proposed Article 16A PIRO - Planned Industrial, Research and Office.

References to the PCS and PIRO articles will be included in the following sections of of the Zoning Ordinance: Article 3-Zoning Districts and Map; Article 2-Open Space Preservation (OSP) Option; Article 20-Schedule of Regulations; Table 20.01-Dimensional Requirements; Table 20.03-Land Uses by Zoning District; Article 21-Supplemental District Regulations; Table 21.1-State Licensed Care Facilities; Article 23-Site Plan Review and Impact Assessment, Article 27-Outdoor Advertising and Sign regulations; Table 27.1-Administration and Appeals to the Sign Ordinance, Article 30-Zoning Administration, and other information brought forward at the hearing.

COMMENTS FROM THE PLANNER;

Tyrone Township Planner, Sally Hodges of McKenna Associates, commented that the ordinance amendments included language specific to the new PCS and PIRO Ordinances. The revisions were combined in a single hearing to avoid continuous piecemeal ordinance reviews and hearings. References to the old industrial and commercial zoning districts will be removed from the Zoning Ordinance text after the Master Plan and Future Land Use Map have been revised, and after the Zoning Map has been amended to eliminate the old zoning district locations.

Our approach was to retain the old commercial and industrial zoning regulations as long as we have parcels zoned using those designations. We have to keep the references to the old districts until such time as the Future Land Use Map and Zoning Map are revised to add the new districts. Then we will reverse the process and remove the references to some of the existing zoning districts and replace them with the new zoning classifications.

There has been a change to Michigan's highway advertising regulations and we should consider the types of signage to use in the PCS and PIRO districts and evaluate the billboards currently located in the Township. We may have to permit billboards in the PIRO district, but increase the minimum separation distance. We have to allow for signs, but our separation requirements could be more stringent than the state's.

PLANNING COMMISSION COMMENTS:

Mr. Hasbrouck asked about electronic signs that could be described as 'on premises' signs. Ms. Hodges thought the language regulating off premises signs would also apply to electronic billboards. Townships are allowed to regulate the location, size, and lighting of signs. Mr. Hanoute thought we should consider any changes we wanted to make regarding electronic signs before continuing on with the PIRO and PCS revisions. He asked for suggestions to modify the Ordinance based on the intensity of light and frequency of mechanical changes to digital signs. Mr. Cunningham asked about political signs, and Mr. Meisel referred to right-of-way advertising in general and the practical difficulty associated with policing sign regulations. Mr. Hanoute scheduled a review of Zoning Ordinance Article 27 - Outdoor Advertising and Sign Regulations at the next meeting to continue the discussion of sign lighting, digital signs, political signs and billboards.

Mr. Meisel was concerned about the definition of primary roads (Item EE, page 20-3). Mr. Hanoute's concern was the PIRO district 5 acre minimum parcel requirement where there was access from a primary road while allowing less acreage for lots with access from roads which were not considered primary roads. Mr. Hasbrouck thought the width requirements should be based on frontage within the development rather than access from something like Faussett Road.

The Planning Commission discussed preparing a list of Township roads which would be considered primary roads by referencing them as roads built to county standards and maintained by county funds. Ms. Hodges commented that the Township could also prepare an arbitrary list of primary roads and then establish setbacks for them. Mr. Hanoute suggested revising the footnote to reference an Ordinance section where the Township's primary roads would be listed and Ms. Hodges recommended adding the list during our next revision of the Zoning Ordinance definitions.

Mr. Hanoute suggested arbitrarily classifying the Township's roads as primary, secondary, or tertiary and including that list as part of the Ordinance or by reference in order to avoid a lot of fragmented sites along the primary roads. Rather than listing primary roads we should identify the roads where we want five acre sites and where we

would allow sites less than five acres. Another option would be to classify the type of road by the amount of traffic.

Mr. Meisel recommended settling the primary road issue before forwarding the general zoning ordinances to the board for the PIRO and PCS zoning districts.

PUBLIC COMMENTS:

CLOSING PLANNING COMMISSION REMARKS:

There were no further comments from the Public or Planning Commission and the hearing was closed at 8:10 p.m.

Laurie Radcliffe, Secretary
Tyrone Township Planning Commission



Barbara Burtch, Recording Secretary
Tyrone Township Planning Commission