

**TYRONE TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
AUGUST 9, 2011**

PRESENT: Present: David Hanoute, Mark Meisel, Ed Kempisty, Laurie Radcliffe, Brandon Peabody, and Deb Lee.

OTHERS: Tyrone Township Planner Sally Hodges; Township Supervisor Mike Cunningham; Township Trustee Don Pietz; Strategic Committee Members Colleen Ameel & Brandon Peabody.

ABSENT: Steve Hasbrouck

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

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

Don Pietz, Township Trustee, would like to discuss Tyrone's Master Plan. Chairman Hanoute informed Mr. Pietz that this would be discussed during Old Business, Item 3.

APPROVAL OF THE AGENDA:

MOTION: Kempisty moved to accept the meeting agenda as amended (Peabody seconded). The motion carried by unanimous voice vote.

MOTION: Meisel moved to suspend the Order of Business placing New Business Item 1 (Ron Gordon PUD extension) ahead of Old Business. (Lee seconded). The motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES: Regular Meeting, July 12, 2011

MOTION: Meisel moved to accept the July 12, 2011 Planning Commission minutes as presented (Peabody seconded). The motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES: Sub-Committee Meeting-Washburn Realignment June 24, 2011.

MOTION: Lee moved to accept the June 24, 2011 Sub-Committee Meeting minutes as presented (Radcliffe seconded). The motion carried by unanimous voice vote (Meisel abstained).

CORRESPONDENCE: Harris & Literski Attorneys – Letter dated July 12, 2011, regarding Ron Gordon-Cloverleaf Development, Inc, placed on file.

Comments: Discussion regarding 1st Amendment rights as to whether the condo association members and neighbors within 300' of the project needed to be notified. Ordinance 11.10 has changed and points out that the Planning Commission does have the ability to approve minor changes to a final PUD provided revisions do not alter the 'basic' design of the plan. If *minor* changes cannot be determined by the Planning Commission, the Township Board can be consulted.

NEW BUSINESS:

1) Ron Gordon – PUD Extension

With regard to ongoing trailer and hay sales, Mr. Gordon said he has received no complaints or opposition to those activities from Irish Hills residents, neighbors, or the Association.

Mr. Gordon would like to continue holding his traditional Monday "hay sales," a longtime tradition for the benefit of local farmers. At this time, and mainly due to a down-economy, Mr. Gordon said his PUD agreement with the township, which includes tearing down the existing barn, is not financially feasible. He requests permission to patch, paint, repair, and continue using the barn until the economy turns around.

Planning Commission Questions/Comments/Concerns

Ed Kempisty: "Does Irish Hills Homeowner's Association need to be notified if the barn is not torn down, and do they know the barn can stay?" Dave Hanoute: "The Association's approval is not required; the Planning Commission has the right to approve or deny this request." Mr. Gordon: "No, the association does not know the barn can stay. During the initial Public Hearing there were no complaints or objections to the barn; there were several letters from residents in support of it.

Mark Meisel: "Does the Township Board favor/not favor the barn being torn down as was previously agreed upon?" Supervisor Cunningham and Trustee Pietz (in attendance) responded that the Township Board appears to be *in favor* of extending the time that the barn remains in use.

Deb Lee: Since an extension on Gordon's barn demolition has been given before we could move this along to the township board for approval. Due to current economic times, the Planning Commission can take action tonight in approving or denying Mr. Gordon's request.

Changes are minor. Gordon's PUD agreement expires June 10, 2012; this request is for a new agreement which would expire on June 10, 2018.

MOTION: Meisel moved to approve the request of Ron Gordon for a PUD Extension for 6-years, expiring June 10, 2018; to modify the PUD first amended

agreement Paragraph 3A, extending the ability to retain the barn conditional upon agreement to patch and preserve, and otherwise reasonably maintain the barn, and at Mr. Gordon's discretion be permitted to sell hay on site; this motion is being offered in consideration that these proposed changes to the agreement are minor. (Peabody seconded) The motion carried by unanimous voice vote.

OLD BUSINESS:

1. Article 27 – Outdoor Advertising and Sign Regulations text revisions.

Hodges: Two new footnotes have been added.

Footnote 2: Changeable message copy on read-board attached to sign may be allowed provided message copy be allowed as part of the allowable sign area, and subject to all other provisions.

Footnote 3: Clarifies maximum sign height.

Planning Commission and Planner Discussion:

Are 5 minute sign changes acceptable or should duration be increased to longer than 5 minutes?; removed concept of a changeable message sign to prohibit changes occurring more frequently than 1 time in 5 minutes; 35% of the sign could have ability to change; Restrictions for electronic & mechanical billboards so they are not distracting to motorists. Mr. Hanoute commented that in the past he has provided a written complaint to the Tyrone Township Board, regarding nonconforming signs at Woody's Towing business, and has never received a response from the Board. Correction: Page 27-31, footnote 3: ...a berm or is permitted.....

MOTION: Lee moved to approve and schedule for Public Hearing text revision amendments made to Article 27 Outdoor Advertising and Sign Regulations as presented at this meeting. (Seconded: Peabody) The motion carried by unanimous voice vote.

Planning Commission and Planner Discussion:

Marathon gas station's building stripe appears to be part of their sign; most business signs are 15' or less; canopy-signage is rarely used anymore; small directional signs, such as those seen for gas stations and restaurants, are often used along highways as alternatives to pole mounted signs at freeway intersections; TRW's water tower sign is the largest sign in Tyrone Township; Fenton VG's gas station sign (with gas prices) is part of their canopy.

2. Section 20.02.O review 800 square foot maximum size for an accessory structure for zoning districts LK-1, R1, and R-2.

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Planning Commission and Planner Discussion:

Sally: As per last meeting, the draft proposal has been moved back to 800 sq ft; provisions have been made for the Planning Commission to approve modifications allowing an increase in permitted building floor area to a maximum 1200 sq ft; has specified requirements for submittal to Planning Commission; Page 6 of the Amendment has listed the information desired for home occupation approval; Site Plan approval and Site Plan application costs will still occur.

MOTION: Moved by Lee to approve and schedule for Public Hearing, Article 2 Section 2.01 concerning the definitions of accessory buildings, accessory roofs, and accessory structures as presented at this meeting; as well as approve amendments made to Article 21 and Article 20 Schedule of Regulations. (Seconded: Kempisty) The motion carried by unanimous voice vote.

3. **Master Plan Update** – Establish a schedule, review existing (2002) Master Plan and formulate strategy.

McKenna (Hodges) “Schedule & Process to Update Master Plan.” Objectives: Must do 5 year review. Need to identify changes appropriate for US23 corridor re PCS and PIRO future zonings. Proposed Master Plan update timeline:

- August 2011- Discuss Plan review Process
- September 2011 – Review Existing (2002) Master Plan
- October 2011 – Presentation of existing conditions & analysis
- November 2011 – Public Visioning Workshop
- December 2011 – Goals (review draft goals)
- January 2012 – Draft Plan alternatives
- February 2012 – Implementation Plan & Zoning Plan
- March 2012 – Draft Final Plan
- April 2012 – June 2012 – Comments & Public Hearing
- July 2012 – Adoption

For detail on each of the above, reference McKenna Associates correspondence dated August 8, 2011.

Planning Commission, Planner, Strategic Committee Members Discussion:

Brandon Peabody (Strategic Comm): At this time 5-10 year predictions are pointless and expensive and, at any cost, it is very questionable. Recommend we open, review, and close updating the Master Plan at this time.

Colleen Ameel (Strategic Comm): Nothing has changed, is consistent with 10-15 years past; continue where we are now.

Hanoute: Our Future Land Use Map is very critical and needs to be worked on. Visioning sessions held in the late-1990's were very productive and well-attended by Township residents. We should be prepared to schedule Public Hearings and, also, a Joint Township Board Meeting.

Pietz: Our 2 year old Resident Survey needs to be used to facilitate something, not determine who's going where. We have enough public opinion (from the survey) to accomplish an Intent to Plan. Our Township Board's job is to "direct," not ask other's opinions on what our township should or should not be. WE do the vision. For jobs to get back to previous levels, we are looking at 6-10 years for that to happen and, in Michigan, add 5 years to that. We have lost population.

Cunningham: Development along the US23 corridor to help with ailing sewer bond.

Scott Dietrich (resident): When this recession ends, things will snap and happen fast and we need to be prepared for that.

MOTION of Intent to Plan made by Lee (resolution as read & provided by Planner Sally Hodges):

Whereas, P.A. 33 of 2008, the Michigan Planning Enabling Act requires that at least every five years the Planning Commission review the Master Plan and determine whether or not to proceed to update that Plan; and

Whereas, the Tyrone Township Planning Commission has reviewed and discussed various aspects of the current Master Plan, as adopted in 2002; and

Whereas, the Planning Commission has identified several aspects of the Plan that it believes should be updated, including demographics to reflect the 2010 Census, locations for non-residential land uses particularly along the US23 corridor, residential growth, utility services and economic opportunities, among others.

Now therefore be it resolved:

- 1) The Planning Commission has conducted its five year Master Plan review and determines that it will proceed to update the Plan.
- 2) The statutorily required Notice of Intent to Plan shall be sent to all entities as required by P.A. 33 of 2008.

(Seconded by Meisel) The Motion carried by unanimous voice vote.

*** The statutorily required Notice of Intent to Plan "recipients list" is included at the end of Minutes.*

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4. Schedule Public Hearings for PIRO, Dog Kennel Ordinance, Article 27 Outdoor Advertising & Sign Regulations, and Section 20.02O.

MOTION: Moved by Lee to schedule a Public Hearing for October 11, 2011 7:30pm for PIRO, Dog Kennel Ordinance, Article 27 Outdoor Advertising & Sign Regulations, Section 20.02.O, Primary Road definitions, establishing parking spaces, adoption of Revisions to Accessory Buildings, and any other items previously approved for future public hearing. (Second: Peabody) Motion carried by unanimous voice vote.

MISCELLANEOUS BUSINESS:

- 1) Other Business Items – None
- 2) Township Board Actions – None
- 3) ZBA Report – No August meeting
- 4) Future Items – Master Plan, Cell Tower Revisions, Land Split/Sub Comm

ADJOURNMENT: Meeting Adjourned 8:40pm

NEXT MEETINGS:

August 16, 2011 – Township Joint Meeting 7pm

September 13, 2011 – Regular Meeting

October 11, 2011 – Regular Meeting and Public Hearings

Laurie Radcliffe, Secretary
Tyrone Township Planning Commission

****Master Plan “Letter of Intent” Recipients (per Planner, Sally Hodges):**

Naheed Haq, Manager Community and Economic Development Department, SEMCOG; 535 Griswold Street, Suite 300, Detroit, MI 48226-3602

Michael Craine, Director; Livingston County Road Commission 3535 Grand Oaks Drive, Howell, Michigan 48843

Livingston County Planning Commission 304 East Grand River, Suite 206, Howell, MI 48843

City of Fenton Planning Commission 301 S. Leroy St, Fenton, MI 48430

Hartland Township Planning Commission 2655 Clark Road, Hartland, Michigan 48353

Fenton Township Planning Commission 12060 Mantawauka Drive, Fenton, MI 48430

Rose Township Planning Commission 9080 Mason Street, Holly, MI 48442

Deerfield Township Planning Commission 4492 Center Road, Linden, MI 48451

Argentine Township Planning Commission 9048 Silver Lake Road, Linden, MI 48451

Holly Township Planning Commission 102 Civic Center Drive, Holly, MI 48442

Highland Township Planning Commission 205 N. John Street, Highland, MI 48357

Oceola Township Planning Commission 1577 N. Latson Road, Howell, Michigan 48844

A notice, if applicable, must also be sent to each public utility and railroad company that has registered with the Township Clerk to receive notice for this purpose