

## TYRONE TOWNSHIP PLANNING COMMISSION

### MEETING MINUTES SEPTEMBER 13, 2011

**PRESENT:** Present: David Hanoute, Steve Hasbrouck, Mark Meisel, Ed Kempisty, Brandon Peabody and Mike Wood.

**ABSENT:** Deb Lee

**OTHERS:** Amy Chestnut, Senior Principal Planner from McKenna

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

#### **PLEDGE OF ALLEGIANCE:**

Chairman Hanoute welcomed new Planning Commission member, Mike Wood

#### **CALL TO THE PUBLIC:**

Scott Dietrich, 13505 White Lake Road, welcomed Mike Wood to the Planning Commission. He continued that he hopes Mr. Wood is here to because he cares about the community and will represent the community and that he is not here on a non-agenda issue related to his business.

#### **APPROVAL OF THE AGENDA:**

Meisel suggested adding recognition and acknowledgement of Laurie Radcliffe's service to the agenda, miscellaneous business, item #5

Recording Secretary Lorie Thielen suggested adding election of a secretary to the agenda, miscellaneous business, item #6

Meisel moved to approve the meeting agenda as amended (Peabody seconded). The motion carried by unanimous voice vote.

#### **APPROVAL OF THE MINUTES: Regular Meeting Minutes for August 9, 2011**

Kempisty moved to approve the August 9, 2011 Planning Commission minutes as presented (Peabody seconded). The motion carried by unanimous voice vote.

#### **CORRESPONDENCE:**

- August 1, 2011 sub-committee meeting - Ruck
- August 9, 2011 sub-committee meeting - Woods

#### **OLD BUSINESS #1: Master Plan – continue to work on the Master Plan revisions**

Planning Commission and Planner Discussion and Changes:

- reviewed planner changes on the Master Plan (with track change list), page by page
- new packet of maps were handed out by Amy Chestnut of McKenna
- dates will be put on the track change list
- page 1: April 2012 is the target date, added Mike Wood to acknowledgement
- page 7: added 1887 ? (became a Township) and Rural Character will be updated after the visioning session

**SEPTEMBER 13, 2011 - Approved Tyrone Township Planning Commission Meeting Minutes**

- invite property owners along US-23 corridor to the visioning session
- page 9: added approximately before 11,756 people and added the French Laundry, Fenton Hotel and Brewery as destination sites for Fenton (under City of Fenton Influence)
- page 9/10: add information from the Linden website (under City of Linden Influence), Brandon Peabody volunteered to update this
- page 10: under Hartland Township Influence, added M59 (reads US-23/M-59 interchange), Brandon Peabody volunteered to get additional information on Hartland Township
- Social Characteristics and Housing Analysis is fine, no further review (pages 12-20)
- Economic Analysis is fine, no further review (pages 22-28)
- page 29: U.S. 23 Corridor – changed 2000 to November 1999
- page 29: Residential Preferences and the following paragraph with “regional commercial center” will be updated after the visioning session
- page 33: Comparison of Requirements with Current Use will be reworded and revised after the visioning session to better address future needs and immediate economic impact
- the Master Plan was reviewed through page 34 without track changes or page 40 with track changes
- the Master Plan will be reviewed again at the next PC meeting, beginning with Industrial Development Analysis, page 35 without track changes or page 41 with track changes

#### **OLD BUSINESS #2: Plan for a visioning session**

##### Planning Commission and Planner Discussion:

- a Visioning Session is planned for October 22<sup>nd</sup> from 9:30 am to 12:30 pm, location TBD
- have Clerk Keith Kremer look at Fenton Church of Nazarene for possible location
- suggest the Township Board give a brief report on the financial condition of Township, along with sewer system and fire protection economic impacts
- other topics should include: the economy, tax base, sewer debt, and why we need commercial development
- consider county planning and invite them to participate, but need to limit their time
- refreshments (coffee, cider and doughnuts suggested) should be provided
- the Township Planner is to provide the P.C. with a new outline; do more on economic development in some of the groups; additional topics on the agenda could include: possible green initiatives, the Michigan Planning and Enabling Act now requires us to look at complete streets and that there is a plan regarding pedestrians and motorists, cable and internet providers

#### **NEW BUSINESS #1: Review Zoning Ordinance to permit limited commercial storage within FR zoning for contractors operation in an enclosed facility**

##### Planning Commission and Planner Discussion:

- he is a sprinkler irrigation contractor and outdoor services
- looking to purchase property at 9055 Hartland Road, the northwest corner of Center Road and Hartland Road to build a home and have storage for his vans
- the parcel is 10 acres and it is zoned FR
- there is nothing in the Zoning Ordinance that permits commercial storage in an FR or residential district
- a couple vans would be housed in the existing structures that are on the property

- this would be limited commercial storage, an employee would pick up the truck in the morning and drop it off in the evening
- the sub-committee suggested that the Planning Commission could look at amending the Zoning Ordinance to permit limited storage under certain conditions in Fr and residential districts
- this parcel has wetlands and lots of tree coverage
- could make this a special land use
- conditions could include: 10 acre minimum lot size, setback so far from the road, no outdoor storage, screening, limit the size of the accessory structure, limited hours of use
- want this to apply to any FR site that meets the conditions

**Planning Commission and Planner Decision:**

- Planner will have a draft prepared for the next meeting with proposed changes to the Zoning Ordinance regarding indoor commercial storage within FR and residential districts for the October 11<sup>th</sup>, 2011 Planning Commission meeting
- moved the Public Hearing that was proposed for October to November

**MISCELLANEOUS BUSINESS:**

1. Other Business Items: 1) Agreed to utilize electronic copies for the P.C. packets when possible, except large drawings and site plan reviews. Commissioners will contact the recording secretary if they need paper copies of any documents
2. Township Board Actions: Cam Gonzalez was appointed to the ZBA, Dave Cypher was re-appointed to the ZBA, and Laurie Radcliffe was appointed as an alternate to the ZBA
3. ZBA Report: Update given regarding Richmond lawsuit against the Township; Mr. Richmond has a structure that was overbuilt by 175 square feet
4. Future Items: 1) Continue to review Master Plan; 2) Review proposed changes to Zoning Ordinance to permit limited commercial storage within FR and RE zoning districts; 3) Finalize visioning session and invite US-23 corridor property owners; 4) Resolution for Laurie Radcliffe to recognize her years of service on the Planning Commission

Election of Planning Commission Secretary: Hasbrouck moved to nominate Deb Lee as Planning Commission Secretary (Wood seconded). The motion carried by voice vote: 5 yes, 1 no (Meisel)

**ADJOURNMENT:** The meeting ended at 9:11 pm

**NEXT MEETINGS:**

October 11, 2011 - Regular Meeting

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Lorie Thielen, Recording Secretary  
Tyrone Township Planning Commission