

TYRONE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES OCTOBER 11, 2011

PRESENT: Present: David Hanoute, Steve Hasbrouck, Mark Meisel, Ed Kempisty, Deb Lee, and Mike Wood.

ABSENT: Brandon Peabody

OTHERS: Tyrone Township Planner, Sally Hodges

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

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

APPROVAL OF THE AGENDA:

Hanoute recommended postponement of New Business #2: Resolution for Laurie Radcliffe to recognize her years of service on the Planning Commission, until a future meeting that she will be able to attend.

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

APPROVAL OF THE MINUTES: Regular Meeting Minutes for September 13, 2011

Kempisty moved to approve the September 13, 2011 Planning Commission minutes as presented (Hasbrouck seconded). The motion carried by unanimous voice vote.

CORRESPONDENCE:

- September 6, 2011 sub-committee meeting - McGorisk

OLD 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 and Changes:

- reviewed planner's proposed draft of the Zoning Ordinance to permit limited commercial storage within FR and RE zoning districts
- discussed if allowing contractor operations with commercial storage on site, should an office be allowed as well
- discussed whether or not to allow the coming and going of customers to the site
- maintain owner occupied nature of the use
- need to determine what the boundaries are: how much traffic goes in and out; the contractor office in the accessory building defines a whole other use versus storage
- there will be an office there whether it be in the home or in the accessory building
- need to limit the flow to avoid a nuisance situation, a concern related to the number of customers at the site in any given period of time
- discussed having a renewable permit and if the guidelines are not followed, the permit can be revoked
- discussed lot area, the proposed 10 acres is too large

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- discussed primary road access – it is too restrictive, would eliminate 80% of FR and RE zoning
- should not be on gravel roads, will probably involve heavy equipment, deliveries, etc
- discussed enclosed storage structure size: FR zoning with 10+ acres has no limitation; but would be limited to only one accessory building for contractor operations
- for this use, should have a size limitation on the accessory structure that is relative to the size of the site, have a maximum size for the accessory structure on 3 acres, on 20 acres a larger structure would be allowed
- discussed screening – will apply home occupation standards
- discussed non-resident parking – it should not be noticeably different from impacts associated with a typical home in the neighborhood
- discussed exterior appearance and signage – both sections are acceptable as proposed

Planning Commission and Planner changes/decisions:

- an office will be allowed in the accessory building, the office will meet the same requirements as home occupation
- subsection 4.03.P Contractors Operations – change contractor’s offices to “contractor’s office”
- subsection 22.05.S Contractors Operations – change contractor’s offices to “contractor’s office”
- 22.05.S.1 Owner-Occupied: will keep this consistent with home occupations and use the same language; “no sales or direct customer contact is permitted on the premises”
- reference Home Occupations Required Standards (section 21.14.B) in 22.05.S.1 Contractors Operations – Owner-Occupied (regarding hours of operation, general nuisance factors, traffic impact, parking, etc.)
- add “or section line roads” to 22.05.S.5 Primary Road Access
- add definition of “section line roads”
- section 22.05.S.2 Lot Area: change minimum lot area from 10 acres to “3 to 5 acres” – will determine 3, 4 or 5 acres after the public hearing – will get resident opinion on it
- remove “be screened” from 22.05.S.4, line 2 - currently reads “be screened be screened”
- 22.05.S.6 Non-Resident Parking: change 12 hours to 14 hours
- 22.05.S.3 Enclosed Storage – planner to make a proposal for additional conditions and limitations
- make standards for approval the same as all other special land uses
- change name of this section to “Contractor’s Limited Storage”

Tyrone Township Planner, Sally Hodges will make all the above changes and present a final draft to the Board at the November 8, 2011 Planning Commission Public Hearing.

OLD BUSINESS #2: Finalize visioning session and invite US-23 corridor property owners

Planning Commission and Planner Discussion:

- Visioning Session: scheduled for October 22nd from 9:30 am to 12:30 pm, at The Rock Church, located at 11400 S. Linden Road, Fenton, MI 48430
- reviewed and discussed the proposed agenda for the visioning session that was handed out by Township Planner, Sally Hodges
- have Clerk Keith Kremer invite US-23 corridor property owners
- discuss positives: millage passing, sale of Cider Mill Crossing, e-mail notifications
- possibly discuss: Township has limited funds for road improvements and public safety, sewer bond that needs to be paid for, financial constraints that the State may impose on the Township as a result of revenue losses

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- discuss the limited infrastructure in our Township because we are a rural community: we have limited cell tower coverage and only have one cable company, the Township has limited control over the services that are independently provided
- Planner Sally Hodges will give a brief presentation with some of the most interesting facts and figures that have come up while working on the Master Plan, a census update, and a slide presentation that will be interactive with the residents
- have Master Plan maps, markers, paper, post-its, and candy at each table
- small focus group discussions with the following topics: 1) Residential; 2) Recreational and Open Space; 3) Commercial Economic Development; 4) Industrial Economic Development; 5) Natural, Historic & Cultural Resources; 6) Public Services; and 7) Infrastructure Improvements and Maintenance
- assigned Planning Commission members to the 7 session focus groups
- have 3 sessions per table, 20 minutes per session
- have a refreshment break after the topic groups
- have a general discussion on the group findings
- wrap-up the meeting and explain the next steps
- need to look at section 21.28 Stables and Animals – no direction is given for the number of animal units for 10+ acres

OLD BUSINESS #3: Review additional proposed Zoning Ordinance amendments

Planning Commission and Planner Discussion and Changes:

- reviewed and made changes to Section 10.03.H, 21.43.G and Schedule of Regulations
- changed section 10.03.H – line 5 – remove extra text towards end of line “covered with”
- revise 21.43.G.4 to reference sections 21.43.L and 21.43.M
- revise section numbered bullets from G onward incrementing by one letter beginning with the second section “G” – now H thru O
- propose relocating the text from section 21.43.O which in part followed Table 21.2 such that it is contiguous with the initial 21.43.O text, thus locating all of the text for section 21.43.O prior to Table 21.2
- Schedule of Regulations pg. 20-3: Accessory Buildings - add Minimum "Front Yard" Setback (just says yard setback)
- add the above to the November 8, 2011 Planning Commission Public Hearing

OLD BUSINESS #4: Master Plan

- Master Plan Revisions will be further reviewed at the next Planning Commission meeting
- the Linden and Hartland area impacts – there is nothing to add to these areas, they are still up for review

NEW BUSINESS #1: Sonderegger Home Occupation Request

Planning Commission and Planner Discussion:

- this is a proposed general apparel embroidery business, located at 11300 Greenview Dr.
- they will be embroidering shirts, hats, jackets, etc.,
- the submitted documentation complies with all the Home Occupation requirements
- trash disposal could be an issue, but most likely they would receive an item by mail and ship the item out in the same box it was received in
- the applicant is using much less than 10% of the usable floor space
- if in the basement, it would be below grade and would not be considered living area
- home is 1,680 square feet and the working area would be a 12 by 12-square foot area
- the home is located at the end of a cul-de-sac and may have subdivision requirements

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MOTION:

Meisel moved to approve the home occupation permit of Henry Sonderegger at 11300 Greenview Drive for the purposes of embroidering shirts, hats, jackets, etc., as presented within the application, as the request complies with the Zoning Ordinance. (seconded by Lee). The motion carried by unanimous voice vote.

- forward to Clerk Keith Kremer to notify the applicant


MISCELLANEOUS BUSINESS:

Future Items: 1) Continue to review Master Plan; 2) Resolution for Laurie Radcliffe to recognize her years of service on the Planning Commission

ADJOURNMENT: The meeting ended at 9:38 pm

NEXT MEETINGS:

Visioning Session - October 22nd from 9:30 am to 12:30 pm
November 8, 2011 - Regular Meeting



Lorie Thielen, Recording Secretary
Tyrone Township Planning Commission