

**TYRONE TOWNSHIP PLANNING COMMISSION**

**MEETING MINUTES  
DECEMBER 13, 2011**

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

**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:**

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

Meisel moved to suspend the order of business and move New Business item #1 ahead of the Old Business items in consideration of Laurie Radcliffe's attendance (Lee seconded). The motion carried by unanimous voice vote.

**APPROVAL OF THE MINUTES:**

**Regular Meeting Minutes for November 8, 2011**

Lee moved to approve the November 8, 2011 Planning Commission minutes as presented (Kempisty seconded). The motion carried by unanimous voice vote.

**Public Hearing Meeting Minutes for November 8, 2011**

Meisel moved to approve the November 8, 2011 Public Hearing minutes as presented (Kempisty seconded). The motion carried by unanimous voice vote.

**Regular Meeting Minutes for November 29, 2011**

Kempisty moved to approve the November 29, 2011 special meeting minutes as presented (Hasbrouck seconded). The motion carried by unanimous voice vote.

**NEW BUSINESS #1:** Resolution for Laurie Radcliffe to recognize her years of service on the Planning Commission

**RESOLUTION TO HONOR LAURIE RADCLIFFE**

**WHEREAS,** Laurie Radcliffe is a resident of Tyrone Township,

and

**WHEREAS,** Ms. Radcliffe was appointed to the Tyrone Township Planning Commission on September 8, 1997 and served consecutive terms until August 31, 2011,

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

and

**WHEREAS**, she officially performed the duties of Secretary of the Planning Commission for a number of terms,

and

**WHEREAS**, the Planning Commission and the Township benefitted from her creative foresight and collaborative spirit,

**NOW**, therefore, be it resolved that Laurie Radcliffe is herewith recognized for her dedication and contributions by the Tyrone Township Planning Commission, County of Livingston, State of Michigan, on this Thirteenth Day of December in the year of Two Thousand Eleven.

Meisel moved to adopt the Resolution Honoring Laurie Radcliffe (Hasbrouck seconded). The motion carried by unanimous voice vote.

**OLD BUSINESS #1:** Discuss Public Hearing comments # on the proposed revisions to sections of Zoning Ordinance No. 36

Planning Commission and Planner Discussion on section 21.49 Keeping of Pets and section 22.05.G Dog Kennels:

- a very lengthy discussion ensued regarding the number of dogs allowed per parcel size;
- the public felt what was proposed at the Public Hearing was too restrictive and did not permit enough dogs in rural areas;
- consider redistributing the number of dogs on a smaller parcel size, acre by acre;
- surrounding areas were looked at and taken into consideration when this proposed section to the Ordinance was written;
- the size of a dog does not dictate how fast it runs, how much it barks, its temperament and there are too many variables to reasonably base the number of dogs on size;
- fencing restricts dogs to the owners property; but if it allows you to have more dogs, you may create more issues with barking;
- need to balance how to let people keep pets and how to responsibly limit that so you don't create problems in higher density areas in the Township;
- enforcement of noise control is an issue;
- how do you address responsible pet ownership in neighborhoods and balance it with the rural character?;
- how do you regulate irresponsible pet ownership, if a nuisance go to court;
- on more than 10 acres, more than 6 dogs can be kept subject to a public hearing.

Public Comments:

- Scott Dietrich, 13505 White Lake Road, stated that dogs run in packs when there are more than 3-4 dogs; 6 dogs are too many and there should be more restrictions for pet owners; hunting dogs should be regulated and have a fenced in facility.

Lee moved to amend section 21.49 Keeping of Pets and section 22.05.G Dog Kennels as follows:

<u>Lot Area</u>	<u>Maximum number of dogs</u>
0 - 1 acre	2 dogs

1 - 2 acres	3 dogs
2 - 4 acres	4 dogs
4 - 6 acres	5 dogs
6 - 10 acres	6 dogs

This motion is based on public comment (Meisel seconded). The motion carried by voice vote: 4 yes, 2 no (Kempisty and Hasbrouck).

Meisel clarified that this is a proposed amendment and it is only a recommendation to the Township Board.

Planning Commission and Planner Discussion on PIRO – Article 16

- discussed light industrial, general industry and heavy industry;
- the lumber yard item discussed at the public hearing spoke of the sale of wood, plastic, fabric, synthetic specialties, wood patterns, concrete and cinder block products, so it had a retail aspect to it;
- currently it is proposed in general industry and it was not permitted in the PIRO light industry;
- also by special approval in PIRO light: wholesaling warehousing distribution, mini warehouses, outdoor storage and display;
- lumber yards could be handled by special land use;
- the manufacturing, processing, fabricating, packaging, treating or assembling category needs to be reclassified;
- a special land use category would give latitude in terms of exactly where you can put it;
- for heavy machinery, how intense is the use;
- the special use process requires a site plan, a P.C. review, and recommendation to the Township Board;
- with special approval, the difference is a public hearing is noticed and held, there is opportunity for the public to comment, and discretionary standards (protecting health, safety, and welfare) are added, the P.C. has some additional power to modify and give a conditional approval, and a recommendation to the Township Board;
- special land use gives flexibility but will the process discourage business or promote business;
- discussed the location of light industry and the location of heavy industry, with the more intense industry at the center of the map;
- the P.C. members all agreed that lumber yards should be permitted in light industry under special land use;
- a concern for the possibility of a factory going in behind a residential backyard instead of being off of Old US-23, buffered by less intense development;
- manufacturing and packaging to be permitted under special land use in light industry.

Public Comments:

- Don Peitz, 13520 White Lake Road, talked at great length about his personal business, general industry, light industry, lumber yards and wood containers.

Meisel moved to permit lumber yards and manufacturing wood pallets as a special use application in light industry (Hasbrouck seconded). The motion carried by unanimous voice vote.

Planning Commission and Planner Discussion on green space requirements within the PIRO district:

- what is the percentage of open space required in the PIRO district
- the open space in the center of the site was due to existing wetlands and wooded wetlands; and each parcel within the 400 acre development would be required to relegate open space on their site; in lieu of that, they could allocate or buy a position in the open space that exists now, and collectively could create a large open space that could be developed into walking trails or a park like setting;
- the open space is basically undevelopable land;
- 20% of a PIRO parcel is allocated to open space;
- the required yard setbacks are not considered open space.

Accessory building requirements are a bit confusing because there are areas in the Zoning Ordinance where there is text, but a significant amount of the regulation now exists in the Schedule of Regulations – footnotes; if the P.C. is going to amend the accessory building area to expand the maximum size from 800 square feet to 1200 square feet and allow them for commercial use in FR/RE zoning, should section 21 be amended and also consolidate the information and notes? Need to clarify and clearly define what the requirements are for accessory structures and locate the information all in one place. The P.C. will look at accessory structures without a primary residence after the Master Plan is completed.

Township Planner, Sally Hodges, to make revisions to Zoning Ordinance Sections 21.49 and 22.05.G, to Article 16, including Summary Table of Permitted and Special Land Uses in the PIRO District, as agreed. All the proposed Ordinance changes will be sent to the Livingston County Planning Commission for review, before sending them to the Township Board for adoption.

#### **OLD BUSINESS #2: Master Plan**

Planning Commission and Planner Discussion on the Master Plan:

- a summary of the visioning session results was discussed, including the changes from the Nov. 8, 2011 meeting;
- from the information at the visioning session, a markup was done of the existing goals and objectives, draft dated 12-7-11;
- the text in yellow shows the changes from the existing adopted Master Plan;
- the goals and objectives draft was discussed page by page.

Planning Commission and Planner changes/decisions:

- page 3, 2<sup>nd</sup> paragraph, line 4, should read “an overall” and the period should be removed;
- page 3, 3<sup>rd</sup> paragraph, line 4, change “int” to “in”;
- page 4, 1<sup>st</sup> paragraph, line 2, change “encouraging” to “including”;
- page 4, Objective 4, line 2, remove “gas stations”;
- page 5, Objective 1, line 1, change “acquire” to “use, obtain, secure”;
- page 5, Objective 2, line 4, change “rights-of-way” to “right-of-way”;
- page 5, Objective 2, line 5, remove “others develop promote”;
- page 5, Objective 2, line 2, change to read “pedestrian, non-motorized and other linkages”
- page 5, Objective 4, line 2, change “ssenior” to “senior”;
- page 6, Objective 1, Sally to change the language;
- page 6, Objective 2, line 1, change “creating” to “enforcing existing”;
- page 6, Objective 7, line 2, change “tree stands” to “woodlands”;

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

- page 6, Objective 8; remove the last 2 sentences, keep only the first sentence;
- page 6, Objective 9, line 1, remove "creation of";
- page 8, Objective 2, line 1, remove "establish a program to pave" and replace with "Work with appropriate road agency to improve";
- page 8, Objective 3, Sally to change the language;
- page 9, Objective 4, line 1, remove "in a campus-like setting";
- page 9, Objective 4, line 2, change :multiple" to "convenient";
- page 9, Objective 4, line 2, change "single location" to "select locations";
- page 10, Objective 8, line 2, remove "if supported by sufficient market evidence"; (? - not sure if everyone decided to remove this or not)
- page 10, Objective 8, line 3, change "Planned Development" to "planned development";
- page 10, Objective 8, line 3, change "developed" to whatever Sally decides for language;
- page 10, Objective 7, which was removed, add it back in and change, line 1, "Establish" to " Utilize existing";
- page 10, Objective 7, change it back to Objective 8, Provide adequate...

Township Planner, Sally Hodges, to make a brief outline of where we should be with the Master Plan revision process and set some goals.

**MISCELLANEOUS BUSINESS:**

- 1) Other Business Items: none
- 2) Township Board Actions: tabled Sun Communities request
- 3) ZBA Report: none
- 4) Future Items – resume review of the Master Plan starting at: Industrial Development Analysis, also talk about the map; Lambrecht-Miller boundary realignment.

**ADJOURNMENT:** The meeting ended at 9:56 pm

**NEXT MEETINGS:**

January 10, 2011 - Regular Meeting

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Lorie Thielen, Recording Secretary  
Tyrone Township Planning Commission