

TYRONE TOWNSHIP PLANNING COMMISSION

**MEETING MINUTES
MARCH 13, 2012**

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

OTHERS PRESENT: Tyrone Township Planner Sally Hodges, Vanessa Bayder

ABSENT: Brandon Peabody

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

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE MINUTES:

Regular Meeting Minutes for February 14, 2012

Lee moved to approve the February 14, 2012 Planning Commission minutes as corrected (Meisel seconded). The motion carried by unanimous voice vote.

Page 2, Line 9-10; "well as the make" should read ("as well as make the")

Special Meeting Minutes for March 1, 2012

Lee moved to approve the March 1, 2012 Planning Commission special meeting minutes as presented (Kempisty seconded). The motion carried by unanimous voice vote.

CORRESPONDENCE:

- February 2, 2012 sub-committee meeting – Woody's
- February 23, 2012 sub-committee meeting - Widing

Meisel moved to suspend the order of business and move New Business items #1 and #2 ahead of the Old Business items in consideration of the applicants in attendance (Hasbrouck seconded). The motion carried by unanimous voice vote.

NEW BUSINESS #1: Widing - land division

Planning Commission and Planner Discussion:

- at the February 23, 2012 sub-committee meeting, the applicant had addressed all but four of the items listed in the McKenna review dated February 14, 2012;
- the open space was not calculated correctly, but it has now been calculated correctly;
- the survey drawing has been modified to reflect the open space;
- the final site plan/survey has been sealed by a registered professional civil engineer or land surveyor;
- there was a language change in the legal description from "may be built" to "shall be built" (last paragraph, second line from the bottom, first word);
- this is a land division of an existing 20.7 acres parcel on the north side of Hogan Road;

MARCH 13, 2012 - Approved Tyrone Township Planning Commission Meeting Minutes

- the land division would create one new 2.23 acre parcel, one new 1.53 acre parcel, one new 2.25 acre parcel and a 14.68 acre remainder;
- this is zoned RE, Rural Estate;
- there is an existing single family dwelling and a pole barn;
- the applicant has complied with all the requirements and Planner Sally Hodges gave a recommendation of approval for the land division;
- the existing pole barn will be on the property without a principal residence, but this will be a future issue and will not be in violation until one year expires, at which time they must either get a variance or build a primary structure, it would be considered a non-conforming temporary structure after a year;
- reviewed Zoning Ordinance section 21.02F (Accessory Structure Provisions);
- there is nothing in the Zoning Ordinance that specifically addresses an existing parcel with an accessory structure on it;
- the applicant submitted documentation verifying that the parcel could be split;
- these parcels will be subject to the Sewer Use Ordinance for future connections to it;
- the applicant thought you did not have to hook up to the sewer if the house is 200 feet or more off the road;
- the applicant must comply with the Livingston County Health Department requirements for use of septic or sewer;
- the applicant plans to locate a home in front of the existing accessory structure on parcel A;
- the locations of all existing structures, utilities, or access easements on the property and within fifty (50) feet of the property boundary lines on adjacent property must be shown on the plan;
- if there are utilities in the road they should be shown, if they are within 50 feet of the property line based on the Zoning Ordinance;
- the setback for the primary structure from the right-of-way line is 100 feet in RE, so the accessory structure will probably be located in the side yard or it could be attached to the accessory structure;
- the accessory structure is 153.3 feet from the front lot line;
- the applicant stated the sewer line is 206 feet to the front of the pole barn because the sewer line is on the other side of the road;
- when the shared driveway is developed for the remainder parcel, it would need to come in for review by the Planning Commission to make sure it is up to standard;
- the access easement for the shared driveway that serves the remainder parcel is also a public utility easement and has to be acknowledged in the easement legal description;
- should include the note "for public utilities" on the survey, but confirmed the use for public utilities is included in the legal description.

Hasbrouck moved to recommend to the Township Board approval of the Widening land division at 9227 Hogan Road (Wood seconded). The motion carried by unanimous voice vote.

NEW BUSINESS #2: Wakeman and Burgis boundary realignment

Planning Commission and Planner Discussion:

- this is a request for approval of a boundary realignment between the Wakeman's and Mr. and Mrs. Burgis, who currently have not signed the application;
- this a transfer of farmland between large parcels;
- the Wakeman parcel is located on the north side of Parshall Road, between Runyan Lake Road on the west and Hartland Road on the east;
- the Bugis parcel is located on the east side of Runyan Lake Road, north of Parshall Road and south of Faussett Road;

MARCH 13, 2012 - Approved Tyrone Township Planning Commission Meeting Minutes

- the proposed boundary realignment would transfer one 30.43 acre parcel (Proposed Transfer Parcel) from the Wakeman property to the Bugis property;
- both parcels are zoned Farming Residential (FR);
- discussed the McKenna review dated February 27, 2012;
- the applicant needs to address items 1a-1n in the McKenna review, revise the drawing accordingly and resubmit to the Planning Commission;
- the applicants were not in attendance, therefore it could not be confirmed if the requested transfer is agreed to by Mr. and Mrs. Bugis, absent their signatures on the application.

Meisel moved to table the Wakeman boundary realignment until the conditions from the McKenna review dated February 27, 2012 are met and a revised drawing is submitted (Lee seconded). The motion carried by unanimous voice vote.

OLD BUSINESS #1: Master Plan:

Planning Commission and Planner Discussion on the Master Plan:

- reviewed the Future Land Use Map;
- Tyrone Township Planner Sally Hodges will make minor changes to the map, as discussed, as well as the required text changes to support the map;
- reviewed and made changes to the handout dated 3-13-2012, (starting at libraries through Future Land Use Assignments);
- Tyrone Township Planner Sally Hodges will make changes and have a complete draft for the next meeting.


MISCELLANEOUS BUSINESS:

- 1) Other Business Items: none
- 2) Township Board Actions: hired Vanessa Bader for Zoning and Planning administration
- 3) ZBA Report: granted the Baydl variance request for a 9-foot front yard setback for a proposed garage based on topographical issues
- 4) Future Items – resume review of the Master Plan

ADJOURNMENT: The meeting ended at 9:08 pm

NEXT MEETINGS:

April 10, 2012 - Regular Meeting



 Lorie Thielen, Recording Secretary
 Tyrone Township Planning Commission