

TYRONE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

APRIL 10, 2012

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

ABSENT: Deb Lee

OTHERS PRESENT: Tyrone Township Planner Sally Hodges and Vanessa Bader.

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 (Hasbrouck seconded). The motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES:

Regular Meeting Minutes for March 13, 2012

Meisel moved to approve the March 13, 2012 Planning Commission minutes as corrected (Kempisty seconded). The motion carried by unanimous voice vote.

Page 2, Line 15-16; removed the entire sentence

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

Meisel moved to un-table the Wakeman boundary realignment request (Kempisty seconded). The motion carried by unanimous voice vote.

NEW BUSINESS #1: 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,
- 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;
- both parcels are zoned Farming Residential (FR);
- the proposed boundary realignment would transfer one 30.43 acre parcel (Proposed Transfer Parcel) from the Wakeman property to the Bugis property;
- new drawings were submitted by the Wakeman's, dated March 21, 2012
- discussed the McKenna review dated April 10, 2012;
- the applicant needs to address several items mentioned in the McKenna review, the submitted drawings need to be revise and resubmitted to the Planning Commission;

- the 4:1 "depth to width ratio" does not apply because this parcel is larger than 10 acres, (reference the McKenna letter dated April 10, 2012, comment 1a);
- the aerial photo shows a "two-track" extending from Parshall Road into the portion of the lot that will transfer to the Bugis parcel, the drawings submitted note that the farm lane will be closed off with fence posts;
- the legal descriptions are good;
- Wakeman new net parcel of 66.16 acres needs to be on the drawing;
- the gross and net parcel area for both the existing parcel and the proposed parcels must be shown on the site plan;
- show the approximate 99-foot utility easement and the Consumers Energy gas line within the easement on the site plan.

Meisel moved to recommend Township Board approval of the Wakeman boundary realignment at 10231 Parshall Road, conditional upon: 1) showing the approximate 99-foot utility easement and the Consumers Energy gas line within the easement and 2) include the gross and net parcel area for both the existing and the proposed parcels on the site plan (Hasbrouck seconded). The motion carried by unanimous voice vote. Hanoute will review the drawings once they are corrected and resubmitted.

OLD BUSINESS #1: Master Plan:

Planning Commission and Planner Discussion on the Master Plan:

- reviewed the entire draft Master Plan with all the latest changes;
- looking to get new pictures to update the existing pictures in the Master Plan (replace page 5 picture, get new picture of the water tower);
- 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;
- fix page 7 (Map 1 Regional Location) to correctly show location of Livingston County and to add Fenton, Grand Blanc, and Flint locations to the map (possibly others as well);
- page 9: add community events for Hartland, Fenton, etc under Open Space/Rural Character, also mention something regarding "easy access";
- page 11: under Fenton influence, change "good school system" to "quality school system";
- page 12: change horse-drawn carriage tours under Parshallville Settlement;
- page 19: second bullet, change adult "creature comfort" facilities;
- page 27 add: where we stand compared to surrounding communities;
- page 30 review the source for: Table 12: Non-Farm Employment Projections;
- page 40 under utilities: remove the entire paragraph "inadequate storm water...";
- page 41: rework the paragraph;
- page 53: remove the last sentence of the first paragraph;
- page 75 under Police and Fire Protection Services: change the wording regarding dry hydrants;
- page 76 under Police and Fire Protection Services: add that we now have a dedicated sheriff that patrols our area;
- other minor corrections and typos will be corrected;
- Tyrone Township Planner Sally Hodges will make changes and have a complete final draft for review at the next Planning Commission meeting.

MISCELLANEOUS BUSINESS:

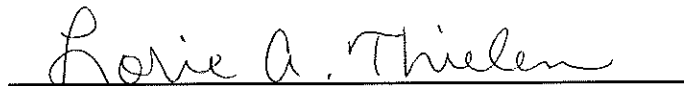
- 1) Other Business Items: the May Planning Commission meeting has been rescheduled from May 8, 2012 to May 17, 2012 due to the upcoming election.

- 2) Township Board Actions: Hasbrouck asked if anyone was interested in serving on the Township Board, positions might be available; the Treasurer position needs to be filled.
- 3) ZBA Report: Woody's was granted a 34 square foot size variance to allow for a 98 square foot fuel station sign and a 61 foot setback variance from the Center Road right-of- way to construct a canopy for the sheltering of fuel pumps. A ruling on the height of the sign did not take place because it was not part of the request.
- 4) Future Items – review final draft of the Master Plan, Woody's request, accessory structure draft (from Meisel), 4:1 "depth to width" ratio on 10+ acres, and review the text of accessory buildings versus accessory structures versus accessory uses. Get list of other topics for review from Meisel.

ADJOURNMENT: The meeting ended at 9:57 pm

NEXT MEETINGS:

May 17, 2012 - Regular Meeting



Lorie Thielen, Recording Secretary
Tyrone Township Planning Commission