

## TYRONE TOWNSHIP PLANNING COMMISSION

### MEETING MINUTES May 17<sup>th</sup>, 2012

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

**OTHERS PRESENT:** Tyrone Township Planner Sally Hodges and Planning/Zoning Administrator 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.

**CORRESPONDENCE:** Letter received from Township resident Merino Bernardi. It was agreed to discuss specific points of the letter during the Master Plan discussion.

**APPROVAL OF THE MINUTES:**

**Regular Meeting Minutes for April 10, 2012**

Meisel moved to approve the April 10, 2012 Planning Commission minutes as corrected (Hasbrouck seconded). The motion carried by unanimous voice vote.

Line 4 on Pg. 2 of the Minutes: The word "transferred" should read "transfer".

**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
- Meisel noted a long list of grammatical errors and inconsistencies in naming conventions with regards to zoning districts and titles of referenced documents. There were also minor changes noted regarding spacing between paragraphs and bullet points. Planner Sally Hodges made notes to correct the issues as the commission went through the document.
- Still looking to get new pictures to update the existing pictures. Sally had recently gone out and taken various pictures to show different aspects of the Township (country store, commercial business, rural home, lake, etc) and incorporated them, but since it was overcast many of them came out darker than she would have liked. Hasbrouck tried to email some but they apparently did not get through to Sally. It was requested that if anyone had, or could take additional pictures and forward them to Sally it would be appreciated.
- page 7 ( Map 1 Regional Location) was not fixed from the last meeting to correctly show location of Livingston County and to add Fenton, Grand Blanc, and Flint locations to the map (possibly others as well); Planner Sally Hodges thought that was fixed but the old version must not have been replaced.

- page 10: last sentence, change to read “traffic volumes are higher.”
- page 11: under Fenton influence, first paragraph, change “good school system” to “quality school system”; also incorporate reference to residents attending Fenton schools with similar language as in the Linden paragraph. Meisel suggested removing “water” from provided utilities as there is a very small portion at the North end of the Township that receives public water.
- page 12: Hartland reference; remove duplicate “good school system” in second paragraph,
- A resident in attendance suggested we reference the private schools in the area. It was agreed by the Commission to do so and they would do so in another section of the Plan.
- page 23: make the picture larger and move the text accordingly.
- page 31: add “to” between “expected” and “decline”
- page 37: under Comparison of Requirements, Township Planner Sally Hodges discussed the land designations for commercial and non-residential being 27 acres. Old Master Plan suggests a demand for 9 acres of commercial; that was increased in this draft to allow more options for developers. The letter received from Mr. Bernardi was referenced as he made comment to the amount of non-residential land available. Sally also mentioned the current sewer infrastructure that is in place and allowing more land for development would support that infrastructure. She also noted that it may look like there is a lot of commercial space planned, however it makes up only 6% of the Township. Meisel noted much of the commercially planned sections are already zoned that way. We cannot stop growth, our job is to control it to the most suitable areas of the Township.
- page 52: Northwest Area, start the paragraph the same as the others in this section.
- page 53: Second paragraph, last sentence, change “sewage” to “sewer”.
- page 63: Major and Minor Collectors, remove speed limits. It was mentioned that almost all roads in the Township have higher limits and most are 55mph.
- page 76: Sanitary Sewer, second paragraph, remove second sentence.
- page 77: Third paragraph, re-word the sentence with 260 gallons per day to remove “260” and replace with a “standard” measurement, as Tyrone did not use 260 in their original calculations for the sewer.
- page 78: last paragraph, replace “Tyrone Township Sewer” with “Livingston Regional Sewer”.
- page 81: School Facilities, Township Planner Sally Hodges will make note of the private schools available in the area. Hasbrouck also suggested mentioning the college courses available with the local public schools.
- page 97: Objectives #4, Planner Sally Hodges will change sentence so that it reads better.
- page 114: PCI section, replace “the boat dealer” with “Action Water Sports”.
- page 119: Table 19, Country Store should be 1%.
- page 127: second paragraph, remove “0” from the Residential District titles. Also change “Table 21” to “Table 20” in the next paragraph.
- page 131: fourth paragraph, change “appraisal” to “review”.
- page 132, second paragraph, move to page 131 in the Zoning section. Remove second to last paragraph as it is a left-over from the current plan and outdated.
- The commissioners discussed the document as a whole and agreed it read well and was an accurate update of the Township, which is what the State requires.
- Chairman Hanoute asked what the next step was and Township Planner Sally Hodges said if the commission was comfortable with her making the suggested changes, they could recommend to the Township Board approval for distribution.
- Motion by Kempisty to forward the updated Master Plan draft, subject to the revisions made this evening, to the Township Board for approval for distribution to the surrounding jurisdictions for review and comment as required by state law. (Seconded by Hasbrouck)

- Motion carried unanimously by voice vote.

**MISCELLANEOUS BUSINESS:**

- 1) Township Board Actions: Hasbrouck and Meisel updated the commission on the Board's decision regarding the Zoning Ordinance amendments that were sent for approval. They relayed the Board's comments regarding the Kennel ordinance and felt the Planning Commission was being too restrictive. Chairmen Hanoute questioned why more Board members didn't attend their meetings to hear the discussion and provide comments during that time. Hasbrouck mentioned that the Supervisor and Trustee Peitz have attended some meetings recently. Meisel mentioned the research that was done on kennels by the Planning Commission and some of the reasons for the proposed requirements. A comment from the public suggested that maybe the issue is not necessarily the number of dogs, but the control of their dogs. Due to the lengthy debate at the Board meeting it was a consensus of the Commission to have a joint meeting with the Board to discuss the Kennel ordinance.
- 2) The accessory structure and primary roads amendments were approved as submitted.
- 3) The sign ordinance was approved with a few changes: (1) The time between message changes is to be 1 minute instead of 5 minutes, and (2) 27.07.A.16 (boat shrink wrap) is stricken
- 4) The parking ordinance was approved with some changes: (1) Change figure 12a so it has common units of measure (change 24 inches to 2 feet), and (2) The requirement for double striping is to be changed to "recommended". Obviously this will also require some further revisions to figure 12a. The Board commented it was too expensive for double stripping and it does not do anything to improve parking.
- 5) The typo corrections to MHP and Condominium standards were approved. PIRO and the associated reference amendments were tabled due to the time.
- 6) Hasbrouck mentioned the Board positions that are up for election.
- 7) Kempisty brought pictures of signs he feels are in violation of the Zoning Ordinance. Planning/Zoning Administrator Vanessa Bader received them and said she would look into the possible violations.

**ADJOURNMENT:** The meeting ended at 9:46 pm

**NEXT MEETINGS:**

June 12, 2012 - Regular Meeting

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Vanessa Bader, Recording Secretary  
Tyrone Township Planning Commission