

TYRONE TOWNSHIP PLANNING COMMISSION

**MEETING MINUTES
OCTOBER 9, 2012**

PRESENT: Mark Meisel, Steve Hasbrouck, Deb Lee, Cam Gonzalez, Brandon Peabody, and Ron Puckett

ABSENT: Mike Wood

OTHERS PRESENT: Tyrone Township Planner Sally Hodges, Planning/Zoning Administrator Vanessa Bader, and 1 resident

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

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE MINUTES:

Meeting Minutes for September 11, 2012

Lee noted line 106 - change to "on one hand"
line 208 - change "were" to "where"
line 219 - change "harden" to "hard and fast"

Lee moved to approve the minutes as amended. (Puckett seconded)
The motion carried by unanimous voice vote.

OLD BUSINESS #1: Accessory Structure Regulations

Chairman Meisel gave an overview of what the goal was and some options on how to further tackle the organization and some possible additions to what we have already done.

Planner Hodges commented that the regulations have already been combined into Article 21 in the proposed amendment and a chart has been drafted. Other changes could be made in the ordinance to reference the new section.

Hodges began reviewing the chart and some of Zoning Administrator Bader's comments that were previously noted were addressed as well.

Hodges questioned Bader on her comment about combining the R-1, R-2, and LK-1 column with the All Waterfront Lots column. Bader said they appeared to be very similar in the regulations and thought they could be combined for ease of enforcement, but that there may be a history behind the separation that she is unaware of.

Meisel stated there was a reason behind the two regulations, but thought maybe they could be combined now.

The commission reviewed new paragraphs under 21.02 C. 2. and discussed how the regulations could be combined and what was different between the two. It was agreed they could be combined and Hodges said she would make the necessary changes.

Planner Hodges will also make the change, per the Zoning Administrator's comment, to copy the building size limitations for R-1, R-2, and LK-1 to the R-1, R-2, and LK-1 lakefront lots column.

The commission discussed at length yard location in Section 21.02 C. 2. on lake lots only and whether or not it should also apply to the FR/RE districts which also have lakes.

Hasbrouck stated the Township created the LK-1 district on some lakes because our regulations at that time did not fit well with some smaller lots that were already developed. Many residents were going to the ZBA. The LK-1 district helped to accommodate those particular lots.

Further discussion on what districts should be included in "lake lots". Chairman Meisel and Hasbrouck noted the topography and ownership around Hoisington and Sullivan Lakes and because of the larger lot sizes it was probably less likely that those properties would be developed in the same way as others in the Township. Hodges also noted that with the larger lots, sight lines from accessory structures are less of an issue. It was the consensus to keep paragraph C.2. the way it is.

Zoning Administrator Bader questioned the 466' frontage requirement in the FR/RE district on lots of 20 acres or more for front yard accessories as in past meetings no one was certain as to why that was there and if it was pertinent now. Puckett said that is the usual frontage for a 20 acre parcel. It's the narrowest a parcel could be and still meet the 1:4 ratio. It was the consensus that it was a valid reason and still applied today.

Meisel noted a comment about children shelter's during the school year being allowed in other districts. Consensus to keep as proposed.

Meisel asked about measuring height from the average grade if you are building on a slope, for example, building a deck by the lakeshore. After reading some sections in the ordinance, Hodges determined you would measure at the closest and furthest point and the average would be the determined height. If greater than 12" they would have to meet the 50' setback from the water.

Bader noted the setbacks for the FR/RE district were listed at 10' from the rear lot line, but the Schedule of Regulations says 20'. Hodges sited a discrepancy in the ordinance were 10' was noted elsewhere and she will fix the chart.

There was discussion on the proposed extension to allow accessory structures remain for 2 years instead of 1 after a house fire, damage, etc. Do to insurance timelines, it seemed more feasible to allow an extra year. Hasbrouck asked if it applied to demolished homes, the answer from the commission was yes. Meisel asked if the Township would ever want to allow someone to keep the accessory without rebuilding the home. Hodges said those situations tend to turn into businesses in residential districts. They are currently allowed as principle agriculture buildings in the FR/RE district.

After reviewing the chart the Zoning Administrator asked about outdoor wood burners and whether or not the Township has allowed them under the current ordinance or if they would like to work on an ordinance as she has received several calls about them. Hodges and Bader concluded that since the ordinance does not give regulations on them they are currently not allowed. Chairman Meisel stated that wood burners are on the commission's to-do-list.

OLD BUSINESS #2: PIRO Amendments

Chairman Meisel gave a brief review of the changes made from the joint meeting with the Township Board, mainly flexibility within the districts, grading when topography varies, and street tree planting. He also reviewed comments he received from the Clerk and the Supervisor.

Planner Hodges will make some additional changes to the street tree language and Chairman Meisel felt he could draft a letter to address the Clerk's questions and have the commission review before submitting.

Lee moved to allow Hodges to make the suggested changes and to forward the amendment to the Township Board for approval. (Hasbrouck seconded)
Motion carried by unanimous voice vote.

NEW BUSINESS #1: Review Comments Regarding The Master Plan

Comments were received from the City of Fenton regarding our commercial district on US 23 near their border. Their planner had concerns with increased traffic, economy, etc.

NEW BUSINESS #2: Review Comments From County Planning Dept

Comments from Livingston County Planning are expected near the end of October.

NEW BUSINESS #3: Schedule Public Hearing For The Master Plan (11/13/12)

Lee moved to schedule a public hearing to receive public comments for the Master Plan on 11/13/12 at 7:30 pm. (Gonzalez seconded).
Motion carried by unanimous voice vote.

MISCELLANEOUS BUSINESS:

- 1) Other Business Items: Hasbrouck asked about recognition for past members. Chairman Meisel is considering the December meeting.
- 2) Township Board Actions:
- 3) ZBA Report: None
- 4) Future Items:

ADJOURNMENT: The meeting adjourned at 9:57 pm

NEXT MEETING:

November 13, 2012 - Regular Meeting and Public Hearing

Vanessa Bader, Recording Secretary
Tyrone Township Planning Commission