

# TYRONE TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

November 13, 2012

**PRESENT:** Mark Meisel, Steve Hasbrouck, Deb Lee, Cam Gonzalez, Ron Puckett, and Mike Wood

**ABSENT:** Brandon Peabody

**OTHERS PRESENT:** Tyrone Township Planner Sally Hodges, Planning/Zoning Administrator Vanessa Bader, Supervisor Mike Cunningham, Treasurer Marna Smith, City of Fenton Manager and their planner from CIB Planning, and 1 resident

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

**PLEDGE OF ALLEGIANCE:**

**CALL TO THE PUBLIC:**

Chairman Meisel addressed the public to clarify that Steve Hasbrouck was still a valid member as the Township Board representative and Cam Gonzalez was also valid since his position as Board Trustee has not started yet.

**APPROVAL OF THE AGENDA:**

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

**APPROVAL OF THE MINUTES:**

**Meeting Minutes for October 9, 2012**

Planner Hodges: Line #33-change "chairmen" to "chairman"

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

**OLD BUSINESS #1:** Accessory Structure Regulations

Planner Hodges gave a update of the changes made from the last meeting.

There was discussion on front setbacks for corner lots. Accessory structures will have to meet the front setback from each road, but can be allowed to encroach into the front yard, provided it is not the same side as where the house gains its access.

Zoning Administrator Bader asked if it was possible to combine R-1, R-2, and LK-1 regulations since they appear to be identical and reference the same footnote. Hodges and Chairman Meisel seem to think there was a difference discovered at the last meeting, as did Bader, but could not find the difference in this draft. Hodges said she would review the sections.

The regular meeting was recessed for the Public Hearing on the Updated Draft Master Plan.

**CALL TO ORDER:** 7:30 p.m. by Chairman Meisel

**READING OF THE PUBLIC NOTICE:** Recording Secretary Bader read the notice as published in the Tri-County Times on October 28, 2012.

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**CORRESPONDENCE:** Chairmen Meisel read an email from resident Marc McCaffrey regarding the future plans for the gravel pit operation on Denton Hill Rd.

Meisel also noted a letter from resident Merino Bernardi. Mr. Bernardi was not present to further clarify some items in his letter.

Hodges reviewed a Powerpoint presentation highlighting the process of the Master Plan update and what the Township has done up to this point.

**PUBLIC COMMENT:** Carmine Avantini, Planner working with the City of Fenton, was concerned about the commercial extension toward the northern boundary line where Bennett Lake Rd and Old US 23 meet. He felt it would create traffic issues as there are already congestion problems in that area. He also mentioned if parcels are developed individually it can increase demand on public services.

Chairman Meisel noted that a previous potential developer of that area proposed a re-alignment of the roads in the previously mentioned area and that would have addressed the City's concerns. It was noted the Master Plan does state that adequate infrastructure should be in place for future development in that area.

**COMMENTS FROM SURROUNDING COMMUNITIES:** The City of Fenton was present to address their concerns. Bader commented that Deerfield Township emailed a response of "no comments". No other communication was received.

**COMMENTS FROM LIVINGSTON COUNTY:** Chairman Meisel noted the items of concern. Hazard Mitigation: They suggested we implement a Hazard Mitigation Plan, but did not elaborate on what types of hazards. Planner Hodges said the County does have expertise in that area and that it is not required by law as a part of a Master Plan. She thought it might be something to consider in the future and possibly have a County representative come to a future meeting and provide information and what they can do to help.

Hasbrouck noted that some hazards are hard to plan for, heavy rain events, for example.

Supervisor Cunningham questioned what they were referring to. US 23 is controlled by MDOT, the Drain Commissioner is responsible for drainage, Road Commission is responsible for public roads.

It was the consensus that this could be addressed in the next 5-year review.

Country Store Designation: The County felt designating just one parcel for this zoning district could be considered spot zoning and also might open up the surrounding area to further commercial development. Hodges and Meisel had already spoken with the planner at the County and explained we currently have a small convenience store and gas station that serves the population well, especially the properties surrounding the nearby lake. Many residents have said they wish this to remain, and the Township does not wish to encourage further commercial development in this primarily residential area. The County Planner supported Hodges' suggestion to add a footnote on the Master plan to explain Township's intentions for the site, but to not add a new zoning district. The Commission felt that was a good idea. Hodges suggested language regarding this site is not meant to be a basis for rezoning other parcels and that the business is not intended to expand. The Commission directed Hodges to make this change.

Chairman Meisel closed the Public Hearing at 8:27 p.m.

**NEW BUSINESS #1: Review of Master Plan Comments from Other Communities**

Chairman Meisel noted the NW (Old US 23 and Bennett Lake Rd) corner of the extended commercial district and the concern of an improved intersection and transitional zone since it is not just commercial currently at the border.

Planner Hodges noted page 106 which has similar language to what was discussed. Also page 101 calls for a special planning area. She could add language for buffering at transitional zones.

**NEW BUSINESS #2: Review Comments from County Planning Department**

Suggested contacting the County about more information on the Hazard Mitigation they suggested and will consider including it in the next 5-year review. The Commission would add a footnote for the country store as opposed to a new zoning district.

**NEW BUSINESS #3: Review Comments from the Public**

Mr. McCaffery's comments - Reviewed page 112 and will make a change to reference the gravel pit operation on Denton Hill Rd is to revert back to single-family residential.

Commissioner Wood was excused.

Mr. Bernardi's comments - The Commission reviewed the letter dated October 31, 2012. Reviewed page 117 and the reference to "public understanding" and Mr. Bernardi feeling the Commission was calling the residents "stupid". Meisel explained the Commission's desire to educate the public and keep them informed of what is going on in the Township and processes they follow, and the need for that education and information to attain their support.. Reviewed page 116 about managing growth. It basically states what Mr. Bernardi is asking for. Reviewed page 102 in regards to massive grading creating lots of dust in the air and creating buffers. This page already addresses those concerns. Page 101, the Township does not have a plan to develop those properties, nor do they intend to. Properties are zoned a certain way and it's up to the owner or resident to build and develop them according to the plan. Mr. Bernardi expressed concern over the blank pages and wondered what their future use was. Hodges stated it was so the document could be copied two-sided as there are breaks between sections and maps which are printed in color. It was agreed that Hodges would note "This page intentionally left blank" on those pages.

Chairman Meisel asked the members if they felt all the concerns were addressed and how they felt about the Plan. It was agreed the document was finished to their satisfaction.

Meisel went over the draft resolution provided by Hodges. He said he talked to the Supervisor and the new Township Board members will be in place at the next meeting. He didn't feel it was fair to forward this to the Board now since there will be 3 members who have not worked with the document. It was suggested to wait a couple meetings and allow the newer members to get settled and provide an opportunity for questions and feedback.

Modifications were added to the resolution of adoption.

- 1) County Store designation to be made a footnote.
- 2) NW section of commercial extension would include ample transitions for Bennett Lake Rd and Old US 23.
- 3) Add existing extractive use reference as planned single-family residential
- 4) Blank pages would state "this page intentionally left blank"

Chairman Meisel read the resolution. Recording Secretary Bader did a roll call vote for approval. Puckett-yes, Lee-yes, Gonzalez-yes, Meisel-yes, Hasbrouck-yes.

The Commission said goodbye to Steve Hasbrouck as it was his last meeting and would no longer serve on the Township Board or as the Board representative.

**ADJOURNMENT:** The meeting adjourned at 9:57 pm

**NEXT MEETING:**

December 11, 2012 - Regular Meeting

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Vanessa Bader, Recording Secretary  
Tyrone Township Planning Commission