

TYRONE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

October 8, 2013

PRESENT: Mark Meisel, Dave Wardin, Cam Gonzalez, Ron Puckett, Deb Lee, and Anne Linder.

ABSENT: None

OTHERS PRESENT: Zoning Administrator Vanessa Bader, and Tyrone Township Planner Sally Hodges, and 3 others.

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

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE MINUTES:

Lee moved to approve the meeting minutes from September 10, 2013 as presented. (Gonzalez seconded.) The motion carried by unanimous voice vote.

Gonzalez moved to approve the special meeting minutes from September 24, 2013 as presented. (Linder seconded.) The motion carried by unanimous voice vote.

CORRESPONDENCE: None.

OLD BUSINESS #1: Development of regulations for the Planned Commercial Industrial zoning district.

Chairman Meisel shared an inventory he took of businesses along US 23, South of Clyde Rd and the aerials of commercial uses in the Township provided by the Zoning Administrator.

Planner Hodges incorporated comments from the last meeting. She asked the Commission if we wanted outdoor storage and/or display. Offered the suggestion that display could be permitted by right and storage could be allowed by special use and we could determine setbacks, screening, etc.

Chairman Meisel and Planner Hodges commented that Action Water Sports is a great example of display in front and storage hidden in the back behind the buildings.

Wardin - Do we have a definition of display and storage?

Puckett - Said he could not find one.

Planner Hodges said that could be taken care of during the site plan review process. Chairman Meisel said he would like to add a definition to clarify the difference.

Planner Hodges continued to review the proposed uses.

- Letter B - added engineer and architect
- Letter C - clarified essential service with no outdoor storage so we would not get a utility storage/semi-truck storage yard.

It was determined that the Township can regulate the buildings of essential services. We will also clarify the definition to include buildings.

The regular meeting was recessed for the Public Hearing on a rezoning a parcel from R-1 to RE.

CALL TO ORDER: 7:34 p.m. by Chairman Meisel.

READING OF THE PUBLIC NOTICE: This was waived as the public in attendance did not require it.

REVIEW OF APPLICATION OF PAUL WEBER TO REZONE HIS PROPERTY FROM R-1 TO RE.

Planner Hodges reviewed her memo. It was consistent with the Master Plan and recommended approval.

COMMENTS FROM THE PUBLIC: Zoning Administrator Bader reported that two residents questioned what was planned for the site as they were concerned it might be some type of commercial business. They also wanted to know what Rural Estate allowed. They were both satisfied with the answer and said they did not need to attend the meeting.

COMMENTS FROM THE COMMISSION: None

COMMENTS FROM THE PLANNER: None

The public hearing was closed at 7:45 p.m. and the regular meeting was resumed.

Gonzalez moved to suspend the order of business to address New Business Item #1 due to the applicant and residents in attendance. (Linder seconded)

NEW BUSINESS #1: Discussion and recommendation to Livingston County Planning and Township Board on rezoning request at 12356 White Lake Rd for Paul Weber

Lee moved to rezone the Weber parcel from R-1 to RE to the Township Board for the following reasons: (Wardin seconded)

- 1) The requested RE zoning would be consistent with the Master Plan.
- 2) The change is compatible with existing uses in the area and it will not adversely affect traffic, public facilities or the natural characteristics of the vicinity.
- 3) Rezoning will not create an unplanned or spot zoned parcel of land since it is in conformance with the Master Plan.

Wardin suggested we add the public in attendance was not in opposition.

Lee moved to amend the original motion to add:

4) The public in attendance was not in opposition. (Wardin seconded)
The original motion with the amendment carried by unanimous voice vote.

OLD BUSINESS #1: Continued discussion

Puckett - Are hazardous materials allowed?

Chairman Meisel - Those are usually handled during the site plan review process. If the activity is exclusively hazardous, then it was put in PIRO. But if there is hazardous material aspect, then it can be dealt with during the review process in certain districts.

- Letters H & I were discussed. Added alarm business, office of manufacturing, sales representative, and counter top and carpet sales.
- Letter J - Removed colleges and universities, but kept vocational schools. They tend to be on a smaller scale and have outdoor training facilities, so they were more appropriate for this district. Vocational schools were moved to a special use.

Lee suggested allowing indoor training by right and outdoor by special use. Commission agreed.

Some other retail uses were added that were more land intensive. Chairman Meisel brought up an aerial that showed the two parcels who started this discussion and reminded the Commission to keep them in mind when discussing uses and land requirements and to be careful not to exclude them from activity.

Discussion on Special Uses. Chairman Meisel asked if we should allow service stations. This district is near Ore Creek. The Commission noted there were no more highway exists South of Center so it is not likely.

- Letter A - removed service stations and kept car washes.
- Letter B - removed all - collision repair, buffing, painting.

Letter C - Wardin questioned what constituted minor repair. He used an example of where the lack of a definition created a problem during the review process. He suggested a definition be created. He also asked if we should include semi-trucks. Semi-trucks, heavy commercial vehicles, and trailers were added.

Discussion on allowing large equipment sales and storage and repair of heavy equipment. Planner Hodges suggested creating a separate category within the district to accommodate these uses. The Commission viewed Google maps to locate similar businesses in the area to see how they planned their site and members commented on appearances and activity seen from the street.

- Letter D - Deleted last sentence to allow display in front of the building.
- Letter E - Removed collision. Will add language to allow other surface types for children's playscape display.
- Letter O - Move propane sales to future heavy equipment section.

Wardin - Asked about animal boarding. The Commission decided to add that with the animal hospital and kennel uses.

Miscellaneous Business:

Future Items: Next special meeting for PCI was set for October 22, 2013 at 7 p.m.

ADJOURNMENT: The meeting adjourned at 9:20 p.m.

NEXT MEETING: November 12, 2013 - Regular Meeting

Respectfully submitted by:
Vanessa Bader, Zoning Administrator