

TYRONE TOWNSHIP PLANNING COMMISSION

**MEETING MINUTES
NOVEMBER 12, 2013**

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

ABSENT: None

OTHERS PRESENT: Zoning Administrator Vanessa Bader, Tyrone Township Planner Sally Hodges, and 1 other.

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

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

APPROVAL OF THE AGENDA:

Lee moved to amend the agenda to add the minutes of October 22, 2013 from the special meeting. (Puckett seconded)

APPROVAL OF THE MINUTES:

Lee noted Line 90 in the October 8, 2013 minutes should have "recommend" before "rezoning" and to change "rezoning" to "rezone".

Gonzalez moved to approve the October 8, 2013 meeting minutes as amended. (Puckett seconded)
The motion carried by unanimous voice vote.

Gonzalez moved to approve the October 22, 2013 meeting minutes. (Puckett seconded)
The motion carried by unanimous voice vote.

CORRESPONDENCE: None.

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

Continued the discussion from the previous meeting.

Wardin - Suggested changing language in Letter K from "Wastewater Treatment" to "Public Sewer". The previous term suggests on-site treatment and that's not what we are requiring. It was mentioned that the term would also have to be changed in PIRO and PCS.

Zoning Administrator Bader mentioned the "temporary sales" permit mentioned in Letter G. Since the Temporary Outdoor Sales subsection was changed, she questioned whether we should title the permit with the old name. She also mentioned we have a Special Event permit already for community events. Planner Hodges said she would review the Special Event Ordinance and see if there is anything we want to cover under this "Special Event" section and if there will be any confusion in allowing a "special event" permit under this ordinance.

There was a final review of the whole amendment. Plotting and signage was added to 13A.01.F. Discussed the 100' setback for Indoor Recreational Facilities. The Commission added golf and soccer domes. It was decided to keep the 100' setback due to height of structures, and traffic from the parking lot.

Lee mentioned Letter L in Special Uses allows sign assembly and fabrication, but we just allowed signs under Permitted Uses. It was decided to remove signage from Permitted Uses since it appears to be allowed under "printing" in Letter F. Kinko's was an example given of a business printing signs and that would be allowed under Permitted Uses. The use described under Special Uses are the more permanent, electronic or metal signs.

Discussed the language that excluded heavy commercial vehicles in Letter B under Special Uses. There was a lengthy discussion on equipment sales and commercial versus residential equipment. Planner Hodges will make a category for compact equipment and implements. Reaffirmed heavy commercial vehicles are of too large a scale for this district

Wardin commented on a requirement he found that says screening is required between residentially zoned property and asked what US 23 was zoned. He has seen an issue in another municipality where a street was abandoned and the street defaulted to residential since there was no designated zoning. He wanted to make sure screening of buildings and/or display items from the road would not be required. He also asked if it meant that screening is required for neighbors across the highway.

Zoning Administrator Bader read in the definition section that "abutting" and "adjacent" include property "across from" a street or easement. It was discussed that this would not, or should not, apply to US 23 and it was suggested to make an amendment to exclude US 23 from that definition.

Future Business:

Chairman Meisel said he has been asked by Township Officials to offer input for the next budget year. He shared a proposed timeline of the Action List and set tentative goals for the next year.

ADJOURNMENT: The meeting adjourned at 9:30 p.m.

NEXT MEETING: December 10, 2013 - Regular Meeting

Respectfully submitted by:
Vanessa Bader, Zoning Administrator