TYRONE TOWNSHIP PLANNING COMMISSION

SPECIAL MEETING MINUTES
September 24, 2013

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

ABSENT: Mike Wood

OTHERS PRESENT: Zoning Administrator Vanessa Bader and Tyrone Township Substitute Planner Sarah Traxler.

CALL TO ORDER: 7:03 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.

OLD BUSINESS #1: Proposed changes to Sections 21.25, 23.02, and 30.05.B for Land Use Permits.
This item was tabled since the final draft was not available.

NEW BUSINESS #1: Development of Regulations for the Planned Commercial Industrial Zoning District
Chairman Meisel updated the Commission on where PCI came from. The intent is to eliminate some of the existing zoning classification names and replace them with the district names in the Master Plan. He provided this breakdown:

- PCS - Combination of OS, B1, B2, ES with some updates
- PIRO - Combination of M1, M2, ROM with some updates
- PCI - Combination of B2, M1 and updates

He showed the Future Land Use map and identified the parcels initiating this amendment. He said the ideal scenario would be to reclassify several parcels at once and to approach land owners to explain the changes and that they could continue their current use.

Planner Traxler reviewed the proposed language and mentioned it was set up similar to the recent PCS and PIRO amendments. She went through the proposed uses and determined where they came from, if we want those uses in this district, if they would fit with the current uses, adjacent zoning, and what current zoning it is intended to replace.

Discussion on vehicle dealerships and cell towers.

Discussed letter C - Essential services and their buildings. Chairman Meisel said the parcels along US 23 are intended to show off a business and allow advertising.

Wardin read the definition of essential services and it clearly does not include buildings. He asked if we should change the definition or questioned if the services we're allowing are underground and do not require structures.

It was mentioned that normally local government cannot regulate underground services. Planner Traxler will research other examples of essential services and if we can really regulate their above ground structures and to what extent.

Letter D Public Buildings - Do we want them on US 23? Should they be a Special Use? Chairman Meisel noted the Master Plan's vision is 10-20 years. It may not seem likely to happen now, but do we want to consider it and allow them.

This would include County and State buildings. Zoning Administrator Bader and Planner Traxler commented that we may not be able to regulate those types of buildings and they may not have to follow our ordinance. Planner Traxler would research this.

Letter E Mortuaries & Monument Sales - Consensus to allow for now.

Letter G High Technology - Planner Traxler asked if the other high technology uses from PIRO should be added also as they were similar.

Letter H Schools - Considered moving them to PCS since they may require more space.

Letter I Assembly halls, Conference Centers, Clubs, etc - Decided to move conference centers and add banquet facilities.

Will continue the discussion the Special Uses at the next meeting.

ADJOURNMENT: The meeting adjourned at 9:25 p.m.

NEXT MEETING: October 8, 2013 - Regular Meeting

Respectfully submitted by:
Vanessa Bader, Zoning Administrator