

# TYRONE TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

October 22, 2013

**PRESENT:** Mark Meisel, Dave Wardin, Cam Gonzalez, Anne Linder, Ron Puckett

**ABSENT:** Deb Lee

**OTHERS PRESENT:** Tyrone Township Planner Sally Hodges

**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.

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

Planner Hodges continued the review of proposed PCI regulations starting with General Requirements.

- Discussed access limitations which might exist for some planned PCI parcels which do not front Old 23.
- Discussed service area locations. Noted Wal-Mart in Silver Lake Village has loading docks facing existing housing despite screening wall. Suggested the least impactful location of loading docks might not necessarily be the side or rear of the building.
- Discussed time limit for Temporary Outdoor Sales. Additional flexibility will be added.
- Discussed appropriate future zoning and use of existing Ron Gordon trailer sales site. Mr. Gordon would like to continue his current use permanently. Need to review PUD agreement and further study best use considering the location.
- Sidewalk requirements were discussed. Concern about potential for "sidewalks to nowhere". The requirements are intended for interior development circulation rather than fronting Old 23. The proposed regulation states "to the satisfaction of the Planning Commission", thus requirements can be tailored to the development at the time of site plan approval.

Discussion to resume at 13A.04.K during the next meeting.

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

**NEXT MEETING:** November 12, 2013 - Regular Meeting

Respectfully submitted by:  
Mark Meisel, Chairman