

TYRONE TOWNSHIP PLANNING COMMISSION

**MEETING MINUTES
JANUARY 28, 2014**

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

ABSENT: None

OTHERS PRESENT: Tyrone Township Planner Sally Hodges, and Phil McKenna.

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

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

Welcomed new PC member Bill Wood and introduced Phil McKenna, President of McKenna Associates. Mr. McKenna mentioned he and Planner Hodges were on their way to the Michigan Townships Association conference after the meeting to continue working with, and networking with the many communities they serve.

APPROVAL OF THE AGENDA:

Gonzalez moved to accept the agenda as presented. (Wardin seconded)
The motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES:

Linder moved to approve the December 10, 2013 meeting minutes as amended. (Wardin seconded)
The motion carried by unanimous voice vote.

CORRESPONDENCE: None.

NEW BUSINESS #1: PCI, PCS, and PIRO locations and uses consolidation, use table

The Planning Commission began its review of the Uses by District table, which shows the uses identified in the zoning ordinance across all commercial zoning districts. The focus remains in two areas: (1) Have we identified all current and future uses to the best of our ability, and (2) Are the uses allocated reasonably to the new PCI, PCS, and PIRO districts?

Planner Hodges will make changes to the table based on input received from the Planning Commission. It was agreed to combine/consolidate Administrative/Professional Offices and Corporate Offices, Auto Car Wash and Car Washes uses, and the Auto Repair and Collision Repair categories, with the latter being divided between major and minor activities. The Bulk Storage of refined petroleum products was removed. The first page and about one half of the second page was reviewed. The remainder of the review was deferred to the next meeting so other agenda items could be discussed. At the next meeting the Commission will begin at "Equipment Sales/Service".

NEW BUSINESS #2: Revision of the two story dwelling unit minimum first floor footage requirements

This topic was previously added to the PC Action List for review in 2007. Chairman Meisel noted this topic may have originated from prior discussion about small, low cost single family “stick built” homes proposed as part of the former Cider Mills Crossing owner’s development plan. Currently, per 20.02.G, the required floor areas are as follows:

- One story 1,200 sq. ft. on ground floor
- One and one-half story 1,250 sq. ft., with 850 sq. ft. minimum on ground floor
- Two story 1,500 sq. ft., with 900 sq. ft. minimum on ground floor
- Tri or Quad Level 1,500 sq. ft., with a minimum of 460 sq. ft. on ground floor.

The Planning Commission discussed the reasonableness of these current minimum floor areas. These minimums apply to single family residential districts, and not MHP. It was noted minimum floor areas do affect developed property values, and while not trying to be prohibitive, the Planning Commission does not want to adversely affect the established character of areas throughout the township. It was also noted there is substantial low income housing available in the Cider Mills Crossing and Tyrone Woods manufactured home parks. In response to a question, we are not aware of any difficulties the existing standards are creating for builders. The Planning Commission and Planner Hodges agreed the existing minimum floor area standards appear reasonable and are not creating conflicts for new residential builds. The Planning Commission agreed to therefore take no further action on this topic.

NEW BUSINESS #3: Revise definition for Regulated Façade to include PCI, PCS, and PIRO

During our review of the proposed PCI regulations, it was noted the existing definition for Regulated Façade does not include the PCI, PCS, and PIRO districts, but does include all of the districts these new commercial districts will replace. After brief discussion, it was agreed the PCI, PCS, and PIRO districts should be added to the existing definition.

NEW BUSINESS #4: Revise definition for Satellite Dish Antenna (dimensions)

Chairman Meisel noted this item came to his attention during proofing of the 10/15/13 adopted amendment to antenna standards. Given the widespread use of DirecTV, Dish, Hughes Net, and other small scale commercial dish antennas which are typically less than 3 feet in diameter, he proposed the current definition be revised to eliminate the text “typically eight to twelve (8 to 12) feet in diameter” to avoid potential confusion regarding to which antennas this definition applies. The Planning Commission agreed to amend the current definition by deleting this language.

NEW BUSINESS #5: Open Space calculation – consolidate, clarify, graphics, table

This item was deferred to the next meeting due to time constraints.

NEW BUSINESS #6: Review/revise easement vs private road (24.03.P and 24.06.D)

During our last meeting, the Planning Commission noted what appeared to be inconsistent standards for easements versus shared private driveways and private roads. After reviewing the existing standards, the Planning Commission determined existing standard 24.03.P should be removed, and existing standard 24.06.D is appropriate. Minimum easement widths were then

discussed as they pertain to the various means of access. It was agreed Private Roads must have a minimum width of 66 feet to comply with Livingston County Standards, since those roads could be under the control of Livingston County at a future time. The minimum widths for shared private driveways and access easements were then discussed. Especially for access easements which will only serve one dwelling unit, a minimum width of 66 feet is believed to often be unnecessary and burdens the land owners. While this is less often an issue for shared private driveways, width concerns have occurred for those as well. The current language which begins Section 24.06 reads:

“The Planning Commission may recommend approval of a modified shared private driveway design standard in a particular application where it can be demonstrated that the modified standard meets safety and sound engineering requirements. Modifications to these design standards shall be considered and recommended for approval or denial by the Planning Commission.”

This language provides flexibility for the Planning Commission to adjust the standards for shared private driveways to meet the needs of the use, however the ability to modify access easement standards is not explicitly stated. The Planning Commission agreed this language should be modified to read: “The Planning Commission may recommend approval of a modified shared private driveway or access easement design standard in a particular application where it can be demonstrated that the modified standard meets safety and sound engineering requirements.....”

NEW BUSINESS #7 Fireworks use (proposed limits to address annual displays within township & noise limits)

Due to time constraints, Chairman Meisel briefly reviewed his thoughts on this topic and referenced the materials provided for the meeting. This topic will be further discussed during the next meeting.

NEW BUSINESS #8 Country Store text to support the Master Plan

Due to time constraints, Chairman Meisel briefly reviewed preliminary text ideas that were provided for the meeting. He noted we should carefully consider whether a County Store use should be limited to the targeted Runyan Lake Party Store, or whether the use could be established elsewhere within the township. This topic will be further discussed during the next meeting.

MISCELLANEOUS BUSINESS: Chairman Meisel briefly reviewed the Planning and Zoning Administrator's Report provided by Ms. Bader. Chairman Meisel stated a 2014 Planning Commission budget review on January 20th with Clerk Kremer went well and he is satisfied with the budget we are being allocated. The Planning Commission provided goals and objectives, the PC Action List, and a proposed meeting schedule to support our budget needs. Thanks to Cam and Dave for attending in support!

ADJOURNMENT: The meeting adjourned at 9:54 p.m.

NEXT MEETING: February 11, 2014 - Regular Meeting

Respectfully submitted by:
Mark Meisel, Chairman