

TYRONE TOWNSHIP PLANNING COMMISSION

**MEETING MINUTES
FEBRUARY 11, 2014**

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

ABSENT: Ron Puckett, and Bill Wood.

OTHERS PRESENT: Zoning Administrator Vanessa Bader and 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 accept the agenda as presented. (Wardin seconded)
The motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES:

Lee - Line 96 should say "inconsistent", and the next date for the meeting should be "11" instead of "21"

Linder moved to approve the January 28, 2014 meeting minutes as amended. (Lee seconded)
The motion carried by unanimous voice vote.

CORRESPONDENCE: None.

UNFINISHED BUSINESS #1: PCI, PCS, and PIRO locations and uses consolidation, use table
Chairman Meisel briefly mentioned cell towers and how in the past some towers were not installed due to neighbor concerns over the sight of them. He mentioned the disguised towers and showed some pictures of some he had seen recently that looked like tree tops. Other members also mentioned some towers in the area that were disguised as flag poles, signs, etc. This approach could give the Planning Commission more options in allowing towers in more areas and a means to limit the visual impact.

The Planning Commission continued to review the use table. Essential Services with outdoor storage was allowed as a Special Use in PIRO A, without outdoor storage was permitted in all PIRO districts.

Discussion on greenhouse and differentiating between commercial and residential. Gave examples of Gerych's and Bordine's. The Commission thought something like Gerych's is a little more than a greenhouse and may have a different classification.

High Tech Industrial/Research/Office was removed from PIRO C and High Tech Services was combined with High Tech Ind./Res./Office.

Linder - Asked where solar panels and/or solar farms would fit in. Industrial, utility, high tech?

The Commission discussed not wanting to give up valuable industrial land. Possibly a good use for some farmland.

Wardin - Could it be an accessory to an industrial use? A business could put some on the property and sell the excess; they should be able to do that. They could put the panels on the roof or behind the building. The Commission decided to add a Commercial Energy Production category.

Decided to combine Laundry Services with Dry Cleaning Plants.

Due to time constraints, the Commission took a break from reviewing the use chart and moved on to agenda item #3.

UNFINISHED BUSINESS #3: Fireworks Use (Proposed limits to address displays and noise)

Chairman Meisel reviewed the State Fireworks Act and stated the Township already has a regulatory fireworks ordinance to cover displays, mainly for Lake Shannon and Runyan Lake. He also commented on the conversation that he had with Zoning Administrator Bader that we do not give actual times for "day" and "night" as it states in our Zoning Ordinance, nor does the township have a decibel reader and our ordinance specifies decibel levels for certain districts and times. Allowing fireworks displays in the township actually violate our own noise ordinance and we should find a way to make the exemption.

Linder and the Zoning Administrator both wanted to make sure the police will enforce our ordinance since activity is done after hours and it's very hard to verify the compliance after-the-fact. Chairman Meisel said yes and the Zoning Administrator said they normally do, it is just an issue that by the time the police get to the complaint, the violation is probably gone and not much the police can do. There was discussion on enacting, or adding to, ordinances that are very difficult to enforce. The Commission thought they should do something for the case of the repeat offenders.

Chairman Meisel continued reviewing the Act. He reviewed the Township's firework ordinance and stated it complies with the State's Fireworks Act, and just a minor change to reference the current State Act needs to be made.

Discussion on regulating outdoor retail sales. Chairman Meisel felt the way the Act reads, a local municipality cannot regulate the sale, display, storage, etc of fireworks. Wardin said they still need to meet parking requirements and building codes.

Zoning Administrator Bader and Planner Hodges thought that we had to allow them where retail is allowed, but we could still review their activity and plan. Lee thought that not regulating sales had to do with a "no sale on Sundays" type of regulation. It was decided further research would be done to find out what exactly we can and cannot do.

Discussed the noise table in the Ordinance.

Chairman Meisel asked Gonzalez to forward to the Township Board the discussion of the Planning Commission that the regulatory fireworks ordinance is fine, but that the Act reference needs to be updated and we are working on the retail sales aspect.

UNFINISHED BUSINESS #2: Open Space calculation – consolidate, clarify, graphics, table.

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

UNFINISHED BUSINESS #4 Country Store text to support the Master Plan

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

MISCELLANEOUS BUSINESS: Chairman Meisel reviewed an upcoming land division involving two houses on one parcel and the owner wanted to split them onto two parcels. Setbacks will be an issue and it will also need ZBA approval.

ADJOURNMENT: The meeting adjourned at 9:52 p.m.

NEXT MEETING: February 25, 2014 - Special Meeting

Respectfully submitted by:
Vanessa Bader
Recording Secretary