

# TYRONE TOWNSHIP PLANNING COMMISSION

## MEETING MINUTES

APRIL 8, 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.

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

**PLEDGE OF ALLEGIANCE:**

**CALL TO THE PUBLIC:** None present

### **APPROVAL OF THE AGENDA:**

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

### **APPROVAL OF THE MINUTES:**

1. February 25, 2014 Special Meeting – Gonzalez moved to approve the minutes as presented. (Wardin seconded). The motion carried by unanimous voice vote.
2. March 11, 2014 - Gonzalez moved to approve the minutes as presented. (Wardin seconded). The motion carried by unanimous voice vote.
3. March 27, 2014 Special Meeting - Wardin moved to approve the minutes as presented. (Gonzalez seconded). The motion carried by unanimous voice vote.

### **UNFINISHED BUSINESS #1: Tabled Land Division request for Kristine Lockwood and Dennis Lockwood on Old US 23 and Faussett Rd.**

Wardin moved to remove the item from the table. (Puckett seconded). The motion carried by unanimous voice vote.

The Planning Commission and Planner Hodges reviewed the updated drawings. All previously requested revisions have been made. Wardin noted the address numbers for the homes are different than our prior drawing. They are now sequential and therefore make sense, however they should be verified by the applicant.

Motion by Wardin, seconded by Gonzalez, to recommend to the Township Board approval of the requested boundary realignment and land division for the following reasons:

- Although the Parcel 003 Adjusted and Parcel B do not conform to several dimensional standards, the density standards (minimum lot size) of the Zoning Ordinance will be met. There are no houses across the street that will be impacted by the lack of conformity with lot width and setbacks, and the house immediately south is similarly nonconforming. The

Township Master Plan envisions this land in nonresidential use (PCI), thus there is no pressing need to protect the future residential character of the area.

- On 4-7-14 the ZBA granted the variances to our Zoning Ordinance required to develop the parcels as proposed:
  1. Parcel B south side yard – 30 feet required, 17.8 feet granted
  2. Parcel 003 north side yard - 30 feet required, 17.8 feet granted
  3. Parcel 003 lot width – 250 feet required, 141.54 granted
  4. Parcel 008, Side yard setback 30 feet required, 26.9 granted (for barns as principal use for AG)
- The request complies with the township's Land Division Ordinance;
- The request reasonably complies with the Township's Zoning Ordinance, complies with the intent of the Zoning Ordinance, and meets the test of sound planning.

The township does not guarantee the parcels created by this action will be buildable, or that land use permits will be issued in the future.

The Planning Commission requests the applicants verify the house addresses shown on the final drawing are correct (they are different than shown on the prior submittal).

The motion passed by unanimous voice vote.

Moved by Wardin, seconded by Linder, to suspend the order of business and take up New Business #1 next in consideration of the applicant in attendance. The motion passed by unanimous voice vote.

**NEW BUSINESS #1: Boundary Realignment for Fay on Faussett Rd.** - The subject properties are owned by a family. Kimberly Fay is the Callahan's niece. The request is to transfer the northern portion of 9088 Faussett Road to 9055 Faussett Road. The intended use of the property is preservation, recreation, and tree farming. The Planning Commission reviewed the submitted drawings and the review memo provided by Planner Hodges. There was discussion about the boundary line to be established. An overhead electrical wire exists at that point. It was noted a utility easement would need to be in place and should be shown on the drawing. Several other items missing from the drawing were discussed with the applicant. An updated drawing and supporting documentation will be provided prior to Board approval consideration.

Motion by Wardin, seconded by Gonzalez, to recommend the Township Board approve the requested boundary realignment conditional upon resolution of the following items:

1. Show building envelopes on drawing
2. Provide legal description for utility easement and show easement on drawing
3. Provide "taxes paid" status document from treasurer
4. Show drainage which crosses property on drawing
5. Include Topo (provided by township)
6. Show dimensions for west side of property from front property line to home and show depth of home. Retain dimension from home to rear property line.
7. Correct dimension of east property line for A and B so result matches
8. On "after" drawing, clarify 297.79 dimension.

The motion passed by unanimous voice vote.

**UNFINISHED BUSINESS #2: Retail Sales of Fireworks** – Discussion continued regarding the approach to be taken for retail sales of fireworks. Planner Hodges reviewed a proposal to amend Section 21.31 - Temporary Structures and Uses – to include Seasonal and Temporary Outdoor Sales with subcategories of Seasonal Outdoor and Temporary Outdoor sales. This approach would include outdoor and temporary fireworks sales along with other sales items. There was discussion regarding whether fireworks sales were seasonal or temporary. It was decided they fit better into the seasonal category based on the anticipated duration of sales. Planner Hodges will revise the proposed text for a final review during our next meeting.

**UNFINISHED BUSINESS #3: Open Space Requirements** – Due to the lateness of the hour this topic was deferred to our next meeting.

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

**NEXT MEETING:** May 13, 2014 - Regular Meeting

Respectfully submitted by:  
Mark Meisel