

TYRONE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES JUNE 10, 2014

PRESENT: Mark Meisel, Dave Wardin and Cam Gonzalez

ABSENT: Deb Lee, Anne Linder, Ron Puckett, and Bill Wood

OTHERS PRESENT: Tyrone Township Planner Sally Hodges and Planning and Zoning Administrator Vanessa Bader.

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

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC: None present

APPROVAL OF THE AGENDA:

Was unable to approve the agenda due to lack of a quorum.

APPROVAL OF THE MINUTES:

Was unable to approve the May 13, 2014 minutes due to lack of a quorum.

UNFINISHED BUSINESS #1: Finalize fireworks retail sales

Planner Hodges reviewed the changes that were made at the last meeting. There was discussion on the performance bond amount and it was decided to change to language to say an amount set forth on a fee schedule as approved by the Township Board.

There was also a "public nuisance" provision added so that a particular business could be shut down by the Zoning Administrator if they are causing such a nuisance.

NEW BUSINESS #3: Reference to sewer requirements in the PCI/PCS/PIRO districts.

Wardin felt it was better to say businesses had to connect to a "publicly owned and operated sewer" instead of treatment facility. The change will be made in each district.

NEW BUSINESS #2: Text for Country Store Designation

The new text was put in the Nonconformities section of the Ordinance. A new section was made and it allows for the store to continue, but limits it only to the existing store. It allows it to be rebuilt after a disaster and expand with Planning Commission review. The Planning Commission utilized this approach to restrict this designation to the Runyan Lake Party Store and thereby not allow unintended establishment of new "Country Stores" in other zoning districts in which the use is nonconforming.

Proposed letter "d" was removed and language was added that the store and its gasoline operation would have to comply with State and Federal standards.

NEW BUSINESS #1: Open Space Requirements

Wardin said he reviewed the current requirements and found that we require 25% open space for cluster and platted subdivisions and about 1/3 (using our current calculations) for land divisions

under the Land Division Act. He asked the Zoning Administrator to do some research on the history of the calculations and she found information only going back to 1996 where the calculation was 25% of the parent parcel and 50% in the FR district. Wardin commented that when he divided his property during that time, it was 25% and no confusing calculation. Plus it allowed setbacks. He wonders why and how it we got the calculation we have now and why it is more difficult to understand and use. He asked if we could make it simpler and also more consistent throughout all our development options.

Chairman Meisel tended to agree on making the calculation easier to understand and uniform throughout the Ordinance. He would also like to take the time to make sure we are choosing the right calculations, the appropriate percentage, etc. There was discussion on the rural character of the Township, what the open space was intended to accomplished, whether or not setbacks should be included in the open space required. Planner Hodges noted that the primary purpose of this requirement is to preserve the rural character and also animal habitat in larger pieces and create corridors, which is why most open space requirements do not include setback areas. It was discussed to make the requirement 25% for division of any type.

Planner Hodges will review Section 21.51 and incorporate definitions for developable and development area, 25% for all options, and also move the current footnote with the calculation in the Schedule of Regulations to Section 21.51.

NEW BUSINESS #4: Schedule public hearing for amendments

It was decided to hold a public hearing for the following amendments at the July meeting:

- Revise the definitions of "setback" and "yard"
- Definition of "outlot"
- Shared driveway installation standards or requirements relative to Land Use Permits
- Revision of Zoning Ordinance Section 30.05.B to reference shared driveway, private road, drainage, and open space requirements for issuance of land use permits;
- Proposed Commercial Industrial Zoning District (PCI) text to support the Master Plan
- Country Store text to support the Master Plan
- Noise Regulations to comply with the Fireworks Safety Act and Fireworks use (noise limits)
- Revised definition for 2.00.I to address properties across US-23 (abutting versus adjoining)
- Revise definition for Regulated Façade to include PCI, PCS, and PIRO
- Revise definition for Satellite Dish Antenna (dimensions)
- Fix easement vs. private road (24.03.P and 24.06.D are swapped)
- Clarify easement width requirements for shared driveways, etc.
- Sewer system and sewage treatment language in PCS, PCI, and PIRO
- Correlation of Zoning District uses for PCI, PCS, and PIRO
- Temporary sales, including retail sales of fireworks

Future Items: Public hearing in July and work on incorporating the uses from the use chart.

ADJOURNMENT: The meeting adjourned at 9:40 p.m.

NEXT MEETING: July 8, 2014 - Regular Meeting

Respectfully submitted by:

Vanessa Bader

Zoning Administrator