

1 TYRONE TOWNSHIP PLANNING COMMISSION

2
3 MEETING MINUTES
4 NOVEMBER 11, 2014

5
6 **PRESENT:** Mark Meisel, Cam Gonzalez, Deb Lee, Anne Linder, Ron Puckett, and Dave Wardin

7
8 **ABSENT:** Bill Wood

9
10 **OTHERS PRESENT:** Tyrone Township Planner Sally Hodges, Nicole Fleckenstein, and 6 guests.

11
12 **CALL TO ORDER:** 7:00 p.m. by Chairman Meisel

13
14 **PLEDGE OF ALLEGIANCE:**

15
16 **CALL TO THE PUBLIC:** No comments were received

17
18 **APPROVAL OF THE AGENDA:**

19 Gonzalez moved to approve agenda as presented. (Wardin seconded)
20 The motion carried by unanimous voice vote.

21
22 **APPROVAL OF THE MINUTES:**

23 The minutes of 10/14/14 and 10/28/14 were deferred until December.

24
25 **OLD BUSINESS #1: Wendell open space relocation.**

26 This item is being revisited from our Sept. 9th meeting. The intent is to allow the applicant to
27 relocate existing open space in order to place an accessory structure in an area that is currently
28 open space. After a review of available options the Planning Commission concluded previously
29 the best option for the applicant was to relocate his existing open space. The open space would
30 still meet the intent and purpose of open space and would also allow for the reasonable placement
31 of a desired accessory structure.

32
33 Moved by Linder, seconded by Gonzalez, to recommend Township Board approval of the
34 requested open space relocation with the following conditions:

- 35 1. Remove the word "proposed" from the drawing so it is in recordable form;
- 36 2. Add to the legal description of the open space language with states no permanent
37 structures may be built within the open space;
- 38 3. Add a note to the drawing which includes a reference to the Liber and page of the existing
39 open space recording;
- 40 4. A revised drawing with these conditions met is required prior to submittal to the Township
41 Board for approval.

42 The motion carried by unanimous voice vote.

43
44 Gonzales moved to suspend the order of business to consider new business next, Puckett
45 seconded. The motion carried by unanimous voice vote.

46
47 **NEW BUSINESS #1: Bechtel Land Division**

48 Robert and Marie Bechtel request division of parcel 4704-12-400-031 on Tipsico Lake Rd. A
49 division of the existing 10.39 acre parcel into a 2.67 acre parcel with access from Hawk Woods Dr.
50 and the balance with access from Tipsico Lake Rd. is requested. With the current deed restrictions,
51 only one access is permitted from Hawk Woods Trail (private road). Wardin was satisfied with the

52 deed restrictions. The planning commission agrees with the methodology of moving the open
53 space to the parent parcel due to the deed restrictions, and the effect of adding a buffer to the new
54 parcel.

55
56 Moved by Wardin, seconded by Puckett to recommend Township Board approval with the following
57 conditions:

- 58 1. Remove the word "preliminary" from the drawing;
- 59 2. A legal description of the open space is to be added to the survey;
- 60 3. A revised drawing with these conditions met is required prior to submittal to the Township
61 Board for approval.

62 The motion carried by unanimous voice vote.

63
64 The regular meeting was adjourned for a public hearing.

65
66 **Public Hearing: Valerie Johnson (Vale Royal) Special Land Use Permit for barn weddings to**
67 **be held on her property at 11009 Old US 23 parcel # 4704-09-100-007**

68
69 Review of request: The applicant proposes to hold barn weddings and similar events on her
70 property. Proposed uses and time frames were discussed. The plan is for 1-2 major events per
71 weekend, seasonal, and up to 4 smaller events during the week. The barn capacity appears to be
72 limited to 99 per the fire department, with overflow to use a temporary tent erected as needed for
73 the event. A statement of use detailing the events is still needed. Additional agency approvals are
74 required.

75
76 Public Comments: Mr. Duberg voiced concerns that noise from his paintball business on the
77 adjoining property may interfere with Ms. Johnson's business with overlapping activity.

78
79 No further comments from public.

80
81 No further comments from the Planning Commission or Planner.

82
83 Public hearing adjourned.

84
85 **OLD BUSINESS #2: Site Plan Review and Public Hearing Comments for a Special Land Use**
86 **Permit regarding the Val Royal application by Valerie Johnson for barn weddings and**
87 **similar events to be located at 11009 Old US 23.**

88
89 Proposed additional bed and breakfast-overnight activity is an issue. This adds a home occupation
90 element and complicates things. It was suggested the applicant proceed with the barn wedding
91 events and we could consider expanding the use to include the bed and breakfast at a future time.
92 It was agreed the area designated for the bed and breakfast can be used to hold rehearsal dinners
93 and support the wedding party as part of the barn wedding events.

94
95 The rear yard setback remains a concern due to lack of buffering from future adjacent land owners.
96 It was suggested the setback be increased and a row of evergreens be planted to improve the
97 buffering. Parking spaces require some relocation and the count provided is short. There are
98 concerns about the interior dam structure. It was agreed the applicant would provide a restriction
99 to prevent the majority of traffic from driving over the dam. The septic shown on the drawing does
100 not comply with the LCDC and will therefore need to be hooked into the sewer system. A proposal
101 has been provided by the LCDC. The Planning Commission remains supportive of the application
102 but there are numerous items yet to be fully addressed: It was suggested events be defined

103 similar to those as was done with Heavenly Scent – major events and minor events. A schedule of
104 events should also be provided to the township. Compliance with agency requirements still needs
105 to be addressed:

- 106 Fire marshal capacity interior / exterior
- 107 Driveway-safety / handicap access
- 108 Parking calculations
- 109 Drain commission-storm water drainage- fundamental drainage and grading plan
- 110 Wetlands protection
- 111 Sewer requirements

112
113 It was suggested the applicant proceed by contacting the various agencies and revising the site
114 plan. Planner Hodges will provide the applicant with a punch list.

115
116 Moved by Wardin, seconded by Puckett, to table the application pending submittal of additional
117 information to result in compliance with our zoning ordinance. The motion carried by unanimous
118 voice vote.

119
120
121 **MISCELLANEOUS BUSINESS:**

- 122 **1. Planning and Zoning Administrator's Report:** None provided.
- 123 **2. Board Action:** Gonzales reported the Public Safety assessment on the November ballot
124 failed. The Township Board will be discussion next steps.
- 125 **3. ZBA Report :** none

126
127 **ADJOURNMENT:** The meeting adjourned at 9:55 p.m.

128
129 **NEXT MEETING:** December 9, 2014 - Regular Meeting & Public Hearing

130
131 Respectfully submitted by:
132 Nicole Fleckenstein