

TYRONE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES DECEMBER 9, 2014

PRESENT: Mark Meisel (via Skype), Cam Gonzalez, Deb Lee, Anne Linder, Ron Puckett, Dave Wardin, Bill Wood

ABSENT: None

OTHERS PRESENT: Tyrone Township Planner Sally Hodges, Planning & Zoning Administrator Nikki Fleckenstein, and 5 guests.

CALL TO ORDER: 7:00 p.m. by Vice Chairwoman Lee (Chairman Meisel was remote)

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC: No comments were received

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE MINUTES:

Gonzalez moved to approve the minutes of 10/14/14 as presented. (Wardin seconded)
The motion carried by unanimous voice vote.

Gonzalez moved to approve the minutes of 10/28/14 as amended. (Wardin seconded)
(page 1, line 48, ordinances have corrected to two words). The motion carried by unanimous voice vote.

OLD BUSINESS - NONE

NEW BUSINESS #1: MMMA Amendments to Address Outdoor Grow Sites

Continuing the discussion begun during our 10/28/14 meeting, during the summer months an outdoor grow site was identified as the result of resident complaints. As this was a caregiver operation with more than one patient being served, such a use requires a special land use permit, which the land owner did not have. Several of us met with a representative of the caregiver to discuss their operation and our regulations. Since the township's adoption of MMMA related regulations, PA 512 of 2012 has taken effect. PA 512 expands the definition of a "secured, locked facility" to include outdoor grow sites. At the conclusion of the meeting with the caregiver representative, Linder put together a list of outdoor grow facility site plan requirement (distributed to the Planning Commission) since our current regulations did not completely encompass an outdoor grow site. These requirements are based on our existing MMMA regulations and the existing public acts setting forth permitted MMMA activities. Of primary concern is site security. What is required to result in a reasonably secure enclosure? How would a caregiver comply with our existing regulations requiring cameras and recorded and monitored security? Would site lighting be a deterrent or draw undesired attention to the site? What if the site is vacant other than the grow operation and therefore lacks utilities? After discussion it was agreed our existing MMMA

regulations should be enhanced to include specifics related to outdoor grow sites. Planner Hodges will incorporate these changes into a draft for review during our January meeting.

New Business #2: Regulation of Outdoor Furnaces

This topic has been on the Planning Commission action list for several years as a result of both complaints and inquiries. Former planning & zoning administrator Bader had stated residents were inquiring about township regulations when seeking to install an outdoor furnace, and some complaints had been received regarding use of them. Smoke and odors were the typical complaints. Outdoor furnaces in the context of this discussion are heat sources which either supplement existing home furnaces or are used as the exclusive heating source during winter months. They may burn wood, coal, corn, wood pellets, vegetable oil, or other energy sources. Of concern is unexpected smoke and odors, as well as rodents which might be attracted to the fuel, and general fire safety. Meisel provided a copy of the Hartland Township regulatory ordinance for Outdoor Furnaces to start the discussion. Tyrone Township may wish to have fewer regulations based on its population demographics. Also to be determined is whether the best approach for any regulations proposed is a regulatory ordinance or amendments to our zoning ordinance (likely article 21). After discussion it was believed the best approach may be a regulatory ordinance. Noting the sensitivity the Township Board has with regulatory ordinance development Gonzalez agreed to approach the Township Board and ask them for direction before we continued any further.

MISCELLANEOUS BUSINESS:

1. Planning and Zoning Administrator's Report

None provided.

2. Other Business Items

None

3. ZBA Report

Meisel advised the appeal for a second detached accessory structure on Lake Tyrone was granted. He will provide additional details in January.

ADJOURNMENT: The meeting adjourned at 8:45 p.m.

NEXT MEETING: January 13, 2015 - Regular Meeting & Public Hearing

Respectfully submitted by:

Mark Meisel

Chairman