

TYRONE TOWNSHIP PLANNING COMMISSION

**MEETING MINUTES
JANUARY 13, 2015**

PRESENT: Mark Meisel, Cam Gonzalez, Anne Linder, Ron Puckett, Dave Wardin, Bill Wood

ABSENT: None

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

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

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC: No comments were received

APPROVAL OF THE AGENDA:

Gonzalez moved to approve agenda as amended (added appointment of Vice Chairperson). (Wardin seconded) The motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES:

Linder moved to approve the minutes of 11/11/14 as presented. (Wardin seconded) The motion carried by unanimous voice vote.

Linder moved to approve the minutes of 12/09/14 as presented. (Wardin seconded) The motion carried by unanimous voice vote.

OLD BUSINESS #1 - Blight Ordinance recommendations to Township Board

Linder had not yet completed the letter to the Township Board. Target is to have this completed for the next Planning Commission Meeting.

OLD BUSINESS #2 - Noise Ordinance recommendations to Township Board

Meisel reviewed the consolidated changes agreed to during the prior Planning Commission meeting. It was agreed the recommendation letter should be forwarded to the Township Board.

OLD BUSINESS #3 – MMMA Amendments to Address Outdoor Grow Sites

Planner Hodges reviewed proposed amendments to the existing MMMA regulations. It was recommended the caregiver section be amended to provide specific regulations for both indoor and outdoor growing, and to include a specific standard for site plan and special land use approval for all caregiver operations. This would allow the Planning Commission to establish standards unique to each applicant, if necessary, in response to the needs resulting from the physical location of the caregiver operation. The outdoor grow site checklist will be utilized, and an indoor checklist will be developed to assist with specific requirements for each use.

The proposed amendments were agreed to by all. A public hearing will be scheduled during a future meeting.

OLD BUSINESS #4 - Regulation of Outdoor Furnaces

Chairman Meisel provided a beginning draft based largely on the Hartland Township regulatory ordinance for Outdoor Furnaces. He thought with some softening the regulations they had

established were consistent with the goals and objectives of Tyrone Township. A Gaines Township ordinance was also made available but it was from Kent County rather than our neighbor. Our neighboring community did not have their ordinance online. We will contact Gaines to obtain a copy. The locations for outdoor furnaces was discussed, and the majority were of the opinion we needed to be careful that these types of heat sources are properly regulated to ensure neighbors are not adversely affected by them. It was also agreed topography could have as large of an impact as proximity. Types of fuel and concerns with fuel storage were discussed. We will continue discussion and development of regulation during our next meeting.

NEW BUSINESS #1 - Appointment of Vice Chairperson

Gonzalez moved to appoint Anne Linder as Vice Chairperson. (Wardin seconded) The motion carried by unanimous voice vote.

NEW BUSINESS #2 – Zoning Map Updates

Planner Hodges reviewed her memo regarding our request for a quote for updating the Township’s zoning map. The map has not been updated since 2003, and with the latest rezoning just completed our existing map is in need of updating for future planning accuracy and zoning enforcement. The estimated cost to update the map using GIS data and township data, assigning zoning districts to updated parcels, and providing zoning district boundaries on the revised map was between \$1,500 and \$3,100, depending on the accuracy of the available data and the number of parcels requiring final revisions.

It should be noted a resident offered to assist with this task to minimize cost. Unfortunately, with this being a legally enforceable document, it was agreed township liability was of concern, thus the task should be completed by a vendor having professional liability insurance protection in place.

NEW BUSINESS #3 - Request for budgeted funds to update the township’s zoning map

Linder moved to request the Township Board budget \$3,100 within the Planning Commission budget for updating the Township’s zoning map during the Township’s 2015 fiscal year. (Wardin seconded) The motion carried by unanimous voice vote.

NEW BUSINESS #4 - 4:1 ratio requirement – 20.02.N – amend to allow flexibility based on lot size?

This topic was deferred to the next Planning Commission meeting due to the late hour.

MISCELLANEOUS BUSINESS:

1. Planning and Zoning Administrator's Report

None

2. Other Business Items

None

3. ZBA Report

None

ADJOURNMENT: The meeting adjourned at 9:45 p.m.

NEXT MEETING: February 10, 2015 - Regular Meeting

Respectfully submitted by:
Mark Meisel
Chairman