

1 **TYRONE TOWNSHIP PLANNING COMMISSION**

2
3 **MEETING MINUTES**
4 **FEBRUARY 10, 2015**

5
6 **PRESENT:** Mark Meisel, Cam Gonzalez, Anne Linder, Al Pool, Ron Puckett, Dave Wardin, Bill
7 Wood

8
9 **ABSENT:** None

10
11 **OTHERS PRESENT:** Tyrone Township Planner Sally Hodges, and Planning & Zoning
12 Administrator Nikki Fleckenstein.

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

15
16 **PLEDGE OF ALLEGIANCE:**

17
18 **CALL TO THE PUBLIC:** No comments for topics not included in the agenda were received.

19
20 **APPROVAL OF THE AGENDA:**

21 Gonzalez moved to approve agenda as amended (removed Old Business #1 and New Business
22 #1). (Wardin seconded) The motion carried by unanimous voice vote.

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24 **APPROVAL OF THE MINUTES:**

25 Gonzalez moved to approve the minutes of 1/13/15 as presented. (Wardin seconded)
26 The motion carried by unanimous voice vote.

27
28 Wardin moved to suspend the order of business to allow discussion of New Business #2 prior to
29 Old Business due to the number of public attendees. (Linder seconded)
30 The motion carried by unanimous voice vote.

31
32 We welcome Allen Pool to our Planning Commission, and thank Deb Lee for her dedicated service.

33
34 **NEW BUSINESS #2 - Land Division Request – Old Truck Road – Discussion Only**

35 A number of residents of Applewood Estates were present to discuss the process of purchasing a
36 portion of Old Truck Road. The owner was also present (Vaughn Smith). The challenge is the
37 property in question, if divided from the parent, is highly non-conforming and would not meet the
38 standards for a land division. Wardin asked if Applewood Estates was a site condominium. An
39 association representative said it was. Wardin suggested amending the site condominium master
40 deed to include the property as a common area. It was also noted the property proposed to be
41 acquired could and should be combined with the existing site condominium common area. After
42 considerable discussion, it was agreed the Applewood Estates Association would contact an
43 attorney for guidance on amending their master deed. The Planning Commission indicated using
44 this approach they did not foresee difficulty with the proposed land division.

45
46 **OLD BUSINESS #2 – Regulation of Outdoor Furnaces**

47 Discussion continued on this subject. Don Peitz offered public comments for consideration. The
48 Gaines Township ordinance was reviewed as another model ordinance, and we are fortunate to
49 have on our Planning Commission a former Gaines Township planning commissioner, Al Pool, who
50 participated in the development of their ordinance. After review, the commissioners agreed the
51 Gaines Township ordinance was better suited as a model for Tyrone Township. Key standards
52 that require additional discussion are setbacks, permitted fuels, distance from the residence, and

53 compatibility with the township's burning ordinance. Wardin volunteered to develop a draft for
54 continued development during our next meeting.

55
56 **NEW BUSINESS #3 - Land Division Less Than 4:1 Depth to Width Requirement**

57 Chairman Meisel brought this discussion forward as a result of infrequent situations where a land
58 division request is inhibited because the resultant property dimensions exceed the 4:1 depth to
59 width requirement, even though the requested division meets all other dimensional requirements in
60 the zoning district. PA 288 of 1967 states in part regarding state land division requirements:

61
62 (b) Each resulting parcel has a depth of not more than 4 times the width or, if an ordinance referred to in
63 subsection (5) requires a smaller depth to width ratio, a depth to width ratio as required by the ordinance. The
64 municipality or county having authority to review proposed divisions may allow a greater depth to width ratio
65 than that otherwise required by this subdivision or an ordinance referred to in subsection (5). The greater
66 depth to width ratio shall be based on standards set forth in the ordinance referred to in subsection (5). The
67 standards may include, but are not required to include and need not be limited to, exceptional topographic or
68 physical conditions with respect to the parcel and compatibility with surrounding lands. The depth to width
69 ratio requirements of this subdivision do not apply to a parcel larger than 10 acres, unless an ordinance
70 referred to in subsection (5) provides otherwise, and do not apply to the remainder of the parent parcel or
71 parent tract retained by the proprietor.

72 (c) Each resulting parcel has a width not less than that required by an ordinance referred to in subsection
73 (5).

74 (d) Each resulting parcel has an area not less than that required by an ordinance referred to in subsection
75 (5).

76 (e) Each resulting parcel is accessible.

77
78 As underlined above, ratios greater than 4:1 can be allowed if certain standards are applied by the
79 township. Currently, both the township's Land Division Ordinance (item 6 below), and Section
80 20.02.N require ratios of 4:1 or less (reference the below extracts).

81
82 N. Parcels and lots shall have a width-to-depth ratio not to exceed 1 to 4 (1:4). For the purposes of determining
83 compliance with this requirement only, lot width shall be measured as the average of the widths measured at the front
84 lot line, the building line, and the rear lot line. Overall land parcels for PUD'S, Cluster Developments, and site
85 condominiums shall maintain this ratio.

A. Plan for Dividing Land. The Plan for dividing land shall follow the requirements of Act 288 of 1967, as amended (MCLA 560.101 et seq.) and the Township Zoning Ordinance, as amended. The Planning Commission and Township Board shall review the plan for compliance with:

1. Authorization to view property.
2. Proof of tax status.
3. Adequate and accurate legal description.
4. Schedule of Regulations on existing and newly created parcels.
5. Scaled parcel map requirements for dimensions (including lot width) and gross and net parcel area.
6. Minimum width and the length to width ratio of 4:1. (For example, 200 feet wide and not more than 800 feet deep).

87 It was agreed allowing land divisions with ratios greater than 4:1 could ease some future division
88 requests while maintaining developmental intent. Planner Hodges will provide a draft of both the
89 Land Division Ordinance changes and Zoning Ordinance changes required to effect such a
90 standards change. It must be noted BOTH the Land Division Ordinance and Zoning Ordinance
91 require specific and coordinated changes to accomplish this. Gonzalez will approach the
92 Township Board to gauge their willingness to relax our land division standards in this regard.
93

94 **NEW BUSINESS #4 - Schedule Public Hearing for MMMA Amendments**

95 Wardin moved to schedule the public hearing for March 10, 2015. (Gonzalez seconded) The
96 motion carried by unanimous voice vote.
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98 **MISCELLANEOUS BUSINESS:**

99 **1. Planning and Zoning Administrator's Report - None**

100 **2. Other Business Items - None**

101 **3. Township Board Actions –** The Township Board is leaning towards establishing a special
102 assessment for fire and police protection rather than holding another election. Resident
103 confusion and misinformation is a concern.

104 **4. ZBA Report – None**

105 **5. Future Items –** MMMA public hearing, Cohoon land division, Outdoor Furnaces, Val Royal

106 **6. Correspondence - None**
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108 **ADJOURNMENT:** The meeting adjourned at 9:20 p.m.
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110 **NEXT MEETING:** March 10, 2015 - Regular Meeting, Public Hearing for MMMA amendments
111

112 Respectfully submitted by:

113 Mark Meisel

114 Chairman