

1 **TYRONE TOWNSHIP PLANNING COMMISSION**

2 **REGULAR MEETING MINUTES**

3 **December 08, 2015**
4

5 **PRESENT:** Cam Gonzalez, Mark Meisel, Dave Wardin, Al Pool, Ron Puckett, and Bill Wood

6 **ABSENT:** Anne Linder

7 **OTHERS PRESENT:** Planning and Zoning Administrator Danielle Stack, Tyrone Township
8 Planner Sally Hodges

9 **CALL TO ORDER:** 7:01 pm by Chairman Meisel

10 **PLEDGE OF ALLEGIANCE:**

11 **CALL TO THE PUBLIC:** No comments were received.

12 **APPROVAL OF THE AGENDA:**

13 Chairman Meisel suggested amending the December 08, 2015 agenda to include two New
14 Business items.

15 Wardin moved to approve the agenda as amended. (Gonzalez seconded). The motion carried by
16 unanimous voice vote.

17 **APPROVAL OF THE MINUTES:**

18 Minutes from November 11, 2015 were presented. Pool moved to approve the November 11,
19 2015 Minutes as presented. (Gonzalez seconded) The motion carried by unanimous voice vote.
20

21 **OLD BUSINESS #1:** Outdoor Furnace Regulations
22

23 Chairman Meisel presented the current draft of the ordinance. The draft was reviewed by
24 commissioners to make any suggestions on changes. Commissioners agreed that the draft did not
25 need any further changes. A public hearing on the ordinance draft is scheduled to be conducted
26 January 12, 2016. Discussion will continue at a future meeting.
27

28 **NEW BUSINESS #1:** Rustic Ridge Land Division
29

30 Ms. Potter submitted an application for a land division of one parcel located on Rustic Ridge.
31 The said the parcel is currently 5.99 acres and is to be split into two. The resulting parcels will be
32 2.25 acres and 3.74 acres.

33 Tyrone Township Planner Sally Hodges presented her review of the land division request and
34 explained in detail the alterations to the drawings the applicant must present to comply with the
35 Tyrone Township Ordinance.

36 Ms. Potter then presented the updated drawings that correct the majority of the changes that
37 Hodges has expressed in the review. With Rustic Ridge existing as a nonconforming private
38 road, the Livingston County Road Commission does not have jurisdiction on maintenance.
39 Hodges expressed that the applicant is required to provide a copy of the private road
40 maintenance agreement.
41 Motion made by Puckett to recommend Township Board approval of the requested land division
42 with the following conditions

- 43 1. Present the Private Road Maintenance Agreement for Rustic Ridge
- 44 2. Provide the deed to ensure the land division can occur (are further divisions remaining)
- 45 3. Provide engineered survey and drawing of the nonconforming Private Road to assess the
46 road condition.

47 The motion was seconded by Gonzalez

48 Commissioner Wardin expressed that requiring the applicant to provide the engineered drawing
49 of Rustic Ridge is not necessary due to the fact that other divisions have been approved in the
50 past without such requirement. Other commissioners were in agreement.

51 Motion by Wardin to amend the previous motion to forgo condition number 3 and recommend
52 Township Board Approval of the requested land division (Gonzalez supported). The motion
53 carried by unanimous voice vote.

54 The vote on the original motion was called and carried by unanimous voice vote.

55 **NEW BUSINESS #2:** Open discussion regarding Township's intent to rezone certain properties
56 along Old US-23 consistent with the Master Plan

57

58 Consistent with the Tyrone Township Master Plan, zoning districts Community Business (B-2)
59 and Light Manufacturing (M-1) will be replaced with Planned Commercial Industrial (PCI).
60 Tyrone Township invited property owners of select parcels off US-23 for an open discussion
61 regarding the rezoning. These parcels were selected for the rezoning process due to current use
62 and location to conform to the Tyrone Township Master Plan.

63 Chairman Meisel began the discussion of the rezoning with an overview of the project and
64 outcomes, goals, and impacts.

65 Tyrone Township Planner, Sally Hodges, organized a presentation and explained the project in
66 further detail. This included the approved land uses for the PCI zoning district as well as special
67 land uses. All parcels that are affected by the rezoning will be in compliance with the PCI zoning
68 district.

69 Property owners concluded the presentation with a question and answer session to further
70 explain the rezoning. Few property owners expressed concern for future possible residential
71 development. Residential uses are not permitted in PCI. Commissioners addressed the concern
72 by noting the applicant has the choice to request to be removed from the rezoning process.
73 Another property owner expressed concern for special events located on their property, which
74 will be affected by the rezoning. Commissioners assured all owners can continue with business
75 as usual and permits for special event gatherings already allowed would not now need to be
76 obtained.

77 The discussion concluded with the reminder of a public hearing on the rezoning matter to occur
78 at the next meeting.

79

80 **NEW BUSINESS #3: Appointment of Officers**

81 Planning Commission officer appointments were made for the next year. The positions remain as
82 Mark Meisel as Chairman, Anne Linder as Vice-Chair, and Dave Wardin as Secretary.

83 Motion by Gonzalez to keep officers as is (seconded by Puckett) the motion carried by
84 unanimous voice vote.

85

86 **NEW BUSINESS #4: Article 20 Schedule of Regulations**

87 Tyrone Township Planner Sally Hodges presented the current Schedule of Regulations
88 highlighting the areas that are in need of amendment. The Planned Commercial Industrial zoning
89 district is not included on the chart. Hodges suggested removing both the Commercial Business
90 (B-2) and Light Manufacturing (M-1) columns from the chart and replacing it with Planned
91 Commercial Industrial (PCI) upon completion of the proposed rezonings.

92

93 Discussion on what to include as the setback and height requirements for structures zoned PCI
94 included:

95 1. 150 ft minimum lot width

96 2. 1 acre minimum lot size

97 3. 100 ft front yard setback

98 4. 30 foot side yard setback

99 5. 30 ft rear yard setback

100 6. 100 ft minimum front yard setback for detached accessory structure

101 7. 45 ft maximum in height

102 Discussion will continue during a future meeting.

103

104 **ADJOURNMENT:** The meeting adjourned at 9:36 pm

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106 **NEXT MEETING:** January 12, 2016 – Regular Meeting

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109 Respectfully Submitted By:

110 Danielle Stack

111 Planning & Zoning Administrator

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