

1 **TYRONE TOWNSHIP PLANNING COMMISSION**

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3 **MEETING MINUTES**

4 **JUNE 9, 2015**

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

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9 **ABSENT:** None

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11 **OTHERS PRESENT:** Tyrone Township Planner Sally Hodges, and Deputy Clerk Terri Medor.

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13 **CALL TO ORDER:** 7:13 p.m. by Chairman Meisel (Meeting delayed due to video/technical  
14 issues.)

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16 **PLEDGE OF ALLEGIANCE:**

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

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20 **APPROVAL OF THE AGENDA:**

21 Gonzalez moved to approve the agenda as presented. (Pool seconded) The motion carried by  
22 unanimous voice vote.

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24 **APPROVAL OF THE MINUTES:**

25 Gonzalez moved to approve the minutes of May 12, 2015 as presented. (Pool seconded) The  
26 motion carried by unanimous voice vote.

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28 Gonzalez moved to approve the minutes of May 26, 2015 as presented. (Puckett seconded) The  
29 motion carried by unanimous voice vote.

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31 **NEW BUSINESS #1 – Val Royal Special Land Use and Site Plan Review**

32 Planner Hodges reviewed the project, as referenced in her letter dated June 4, 2015. Key items  
33 discussed regarding the special land use were:

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- 35 • The use statement should be dated and numbered, so it is clear what version is valid when  
36 approved or revised;
  - 37 • Specify events will be no larger than 99 total persons, including contract workers;
  - 38 • Specific dates need to be included in the use statement stating when the operation will be open  
39 for business;
  - 40 • The number of contract workers (caterer and others) on-site needs to be listed;
  - 41 • Clarified the 50 decibel noise maximum sound level is to be measured at the property line.
  - 42 • There can be 1 large event and 4 small events per week;
  - 43 • The one large event can consist of both the rehearsal and wedding if they occur during the  
44 same weekend;
  - 45 • Agreed the parking spaces shown for the contract workers will be repurposed for general  
46 parking, and the handicapped parking spaces will be relocated to the concrete area in front of  
47 the house. This provides a total of 24 hardscaped parking spaces for up to 99 guests,  
48 including contract workers, versus the 33 spaces recommended. It was further agreed contract  
49 workers will park offsite and be shuttled to the events to allow those parking spaces to be used  
50 for guests. The use statement will be amended accordingly.
  - 51 • Agreed the applicant would contact the adjacent neighbor to determine if screening was  
52 needed for the grass parking area since the adjacent dwelling is screened by approximately

- 53 1000 feet of woodlands.
- 54 • Per the Fire Chief, the total venue is limited to 99 persons. If at a future date fire suppression
  - 55 equipment is installed and the Fire Chief approves a larger venue, the applicant will need to
  - 56 come back to the Planning Commission with a revised parking plan to accommodate the
  - 57 additional guests.
  - 58 • Still waiting for engineering assessment of culvert to confirm it is safe for firefighting equipment
  - 59 to cross due to their weight;
  - 60 • Need a revised letter from LCDC stating their approval of the revised sewer connection as a
  - 61 result of the latest site plan revisions.
  - 62 • The site plan needs to be revised to show a 75 foot separation from the well to the septic tank
  - 63 per LCHD requirements – currently shows as 50 feet.
  - 64 • Areas of the existing gravel driveway that will no longer be used need to have gravel removed
  - 65 and be replanted with grass to avoid confusion with traffic flow.

66

67 Key items discussed regarding the site plan were:

- 68 • Need dimensions for the driveway width for the L-turnaround;
- 69 • Need additional details for the culvert guardrail system to demonstrate the guard rail is
- 70 adequately anchored and will perform its intended function of retaining vehicles;
- 71 • Add the color of the barn roof – should be a color consistent with a barn type building;
- 72 • The site plan requires approval of all affected County agencies;
- 73 • Providing the parking calculations on the site plan;
- 74 • We are OK with the revised parking plan as noted above, including the offsite parking for
- 75 contracts as long and the maximum venue is 99 persons or less. If at a future date fire
- 76 suppression equipment is installed and the Fire Chief approves a larger venue, the applicant
- 77 will need to come back to the Planning Commission with a revised parking plan to
- 78 accommodate the additional guests.
- 79 • The need for a culvert inspection report;

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82 Puckett moved to recommend the Township Board approve the Special Land Use application for

83 barn wedding and similar small events conditional on the following:

- 84 1. Receipt of a revised approval letter from the LCDC;
- 85 2. Receipt of a favorable engineering report for the condition of the culvert;
- 86 3. Occupancy is limited to 99 maximum per the Fire Chief and shall not be increased without
- 87 Planning Commission approval;
- 88 4. The site plan shall be amended to state there will be not more than 1 major event and 4
- 89 minor events per week. The major event can consist of both a rehearsal and wedding if
- 90 they occur during the same weekend.
- 91 5. Contacting the adjacent neighbor regarding buffering for the grass parking, and providing a
- 92 confirmation letter if no buffering is to be provided;
- 93 6. 24 hardscaped parking spaces will be provided, the ADA parking spaces will be relocated
- 94 and identified, and contractors will park offsite; and
- 95 7. Provide a cross section of the guard rail area demonstrating structural integrity exists;
- 96 8. Subject to site plan approval.

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98 Linder seconded. The motion passed by unanimous voice vote.

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100 Wardin moved to recommend the Township Board approve the site plan for Val Royal conditional

101 upon those items recommended by Planner Hodges as found in her review letter on pages 7 and

102 8, dated June 4, 2015, with the exception of item d if the applicant provides a letter from the

103 adjacent neighbor stating buffering is not required at this time. Puckett seconded. The motion

104 passed by unanimous voice vote.

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After inquiring if any audience members were present to hear or comment on the public hearing and identifying no one, in consideration of the remaining applicants the public hearing was delayed until completion of those agenda items.

**OLD BUSINESS #2 – Special Land Use and Site Plan Review to erect, maintain, and use an enclosed, locked facility as described in Michigan Public Act 512 of 2012 and to be used for purposes consistent with that public act and all laws of the State of Michigan.**

The Planning Commission discussed the following:

- Mr. Romine is in the process of transferring the qualifying patients assigned to his wife to himself. Mr. Romine is the applicant and therefore will be the caregiver for this special land use. Until such time as Mr. Romine provides his caregiver card from the State of Michigan the site in question is limited to growing medical marijuana for his use as a qualifying patient, thus 12 plants maximum can be legally grown.
- The use statement has been revised to address RV parking, fertilizer storage, consumption onsite, camera monitoring, and frequency of site visits.
- The provided drawing needs to be redrawn using a scale – recommended the applicant use graph paper. The sheets also need titles and dates.
- The conditions of the two track needs to be noted. It was determined the applicant has exclusive use rights via an easement, therefore the two track is a private driveway and is not subject to further improvements.
- Parking should be north of the enclosure to minimize impact on the neighbors and not attract attention to the site.

Puckett moved to recommend the Township Board approve the Special Land Use application for Mr. Romine conditional on the following:

1. The site is restricted to the growing of 12 plants until Mr. Romine provided evidence he is a registered caregiver;
2. The plat plan needs to be redrawing to scale resubmitted.
3. Details about the driveway surface (two track gravel) and vehicle parking locations need to be added to the plot plan.
4. Further conditional on site plan approval.

Pool seconded. The motion passed by unanimous voice vote.

Wardin moved to recommend the Township Board approve the site plan for Ben Romine conditional upon items 1 – 4 recommended by Planner Hodges as found in her review letter on pages 6 and 7, dated June 7, 2015. Puckett seconded. The motion passed by unanimous voice vote.

**NEW BUSINESS ITEM #3: Fraski (West) Trust Land Division**

The Planning Commission discussed:

- The applicant provided an updated drawing which addressed the items in Planner Hodges review letter.
- The relocation of the open space to the lot line meets the intent and purpose of preserving natural features.

Linder moved to recommend Township Board approval of the Fraski (West) Trust land division request without conditions. Pool seconded. The motion passed by unanimous voice vote.

**The meeting was recessed at 10:04 for a Public Hearing**

156 The notice below was published in the Tri-County Times on Sunday, May 24, 2015, in compliance with the Open  
157 Meetings Act.

158 **TYRONE TOWNSHIP PLANNING COMMISSION**  
159 **NOTICE OF PUBLIC HEARING**

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161 Notice is hereby given the Tyrone Township Planning Commission will hold a Public Hearing on Tuesday, June 9,  
162 2015, beginning at 7:30 at the Tyrone Township Hall, 10408 Center Road, Fenton, Michigan 48430. The purpose for  
163 the Public Hearing is:

164 To receive public comments regarding proposed amendments to Zoning Ordinance #36:

- 165 1. Allowing Land Divisions with greater than 4:1 depth to width ratios when special
- 166 conditions are met consistent with the Michigan Land Division Act;
- 167 2. Amendments to Section 21.16 Noise.

168 Mark Meisel, Chairman  
169 Tyrone Township Planning Commission

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171 **Public Comments: None**  
172 **Planner and Planning Commission Comments: None**

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174 **The Public Hearing was closed at 10:11 p.m.**

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176 **NEW BUSINESS #1: Recommendation regarding > 4:1 depth to width land divisions when**  
177 **conditions are met**

178 Wardin moved to recommend Township Board approval of the amendment and to forward the  
179 proposed amendment to the Livingston County Planning Commission for review and comment.  
180 Pool seconded. The motion passed by unanimous voice vote.

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182 **NEW BUSINESS #2: Recommendation regarding Noise Ordinance Amendments**

183 Wood moved to recommend Township Board approval of the amendment and to forward the  
184 proposed amendment to the Livingston County Planning Commission for review and comment.  
185 Puckett seconded. The motion passed by unanimous voice vote.

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187 **NEW BUSINESS #4: Notice of Intent to Prepare a Master Plan by Deerfield Township**

188 This being a notice of an intent to plan, this communication was placed on file with no action  
189 necessary at this time.

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191 **NEW BUSINESS #5: Notice of Hartland Township Draft Comprehensive Plan Amendment**

192 This being a notice of pending amendment, this topic will be discussed during the July 14, 2015  
193 Planning Commission meeting.

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195 **MISCELLANEOUS BUSINESS:**

- 196 1. **Planning and Zoning Administrator's Report** - None
- 197 2. **Other Business Items** - None
- 198 3. **Township Board Actions** - None
- 199 4. **ZBA Report** – None
- 200 5. **Future Items** – TBD
- 201 6. **Correspondence** - None

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203 **ADJOURNMENT:** The meeting adjourned at 10:26 p.m.

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205 **NEXT MEETING:** July 14, 2015 - Regular Meeting

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207 Respectfully submitted by:  
208 Mark Meisel  
209 Chairman