

1 TYRONE TOWNSHIP PLANNING COMMISSION

2
3 MEETING MINUTES
4 JULY 14, 2015

5
6 **PRESENT:** Mark Meisel, Cam Gonzalez, Anne Linder, Al Pool, Ron Puckett, and Dave Wardin.

7
8 **ABSENT:** Bill Wood

9
10 **OTHERS PRESENT:** Tyrone Township Planner Sally Hodges.

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

13
14 **PLEDGE OF ALLEGIANCE:**

15
16 **CALL TO THE PUBLIC:** No comments were received.

17
18 **APPROVAL OF THE AGENDA:**

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

21
22 **APPROVAL OF THE MINUTES:**

23 Wardin moved to approve the minutes of June 9, 2015 as presented. (Gonzalez seconded) The
24 motion carried by unanimous voice vote.

25
26 **OLD BUSINESS: None.**

27
28 **NEW BUSINESS #1 – Truck Road Land Division Request**

29 Mr. Nelles provided an update on the purchase status. They are still working to establish title
30 insurance. An updated purchase agreement and drawing was provided. Wardin noted there
31 appears to be an issue with the legal descriptions for the various parcels. He showed a computer
32 generated rendering of the three parcels using the provided legal descriptions. Parcel C, conveyed
33 to Applewood Estates by Tyrone Township, does not appear to have a valid legal description. Mr.
34 Nelles stated Parcel C was identified by the township assessor as a “gap” in his records and was
35 offered to Applewood Estates to result in Applewood having ownership of all the contiguous
36 property. Unfortunately Parcel C appears to not only be incorrectly described, but it also appears
37 to encroach on property to the south of Applewood Estates. This means the Township may have
38 conveyed property which now creates an ownership conflict between parcel owners. It was agreed
39 the legal description inconsistency needs further investigation to result in accurate legal
40 descriptions. The Planning Commission again stated they are in favor of the applicant’s request
41 and objectives – we just need to get all the details correct.

42
43 Procedurally, the Planning Commission finds the request to be a minor change to a site
44 condominium, therefore the review process begins with the site plan review (reference Section
45 21.43). The applicant needs to provide the Township with the amended Master Deed and its
46 Bylaws. To assist with amending the site plan drawing, it was agreed the Township would look for
47 a copy of the original site plan from 2000/2001.

48
49 Motion by Gonzalez to table the land division request to allow additional time for the applicant and
50 township to arrive at accurate legal descriptions for the parcels. (Wardin seconded) The motion
51 carried by unanimous voice vote.

53 **NEW BUSINESS #2 – Whiting Land Division Request**

54 Planner Hodges reviewed her memo dated July 8, 2015. The plan shows the required open space
55 being split between Parcels A and B. The Planning Commission finds this acceptable since the
56 intent and objective of opens space preservation are met by the applicant. The proposed open
57 space on Parcel A dimensions the minimum setbacks from the inside edge of the Parcel A open
58 space (along the south and east lot lines of Parcel A). The Planning Commission finds the use and
59 protection of open space in this location to be consistent with the intent of the open space concept.
60

61 The Planning Commission discussed the need to:

- 62 • Clarify the amount of open space for each type being provided (# acres total, # acres dry
63 land, # acres wetlands, # of acres submerged)
- 64 • Crosshatch or otherwise identify the different types of open space provided on the drawing
- 65 • Show the required 50’ setbacks from any water or wetland areas
- 66 • Show the required front, side, or rear yard setbacks from the open space (this effectively
67 provides the available building envelope)
- 68 • Provide the GIS contour lines (topo aerial) for the property
- 69 • Provide a legal description for the open space on parcel A.

70
71 Motion by Wardin to recommend Township Board approval of the land division request, conditional
72 upon satisfaction of the above listed items, (Gonzalez seconded) The motion carried by
73 unanimous voice vote.
74

75 **NEW BUSINESS #3 – Hartland Township Draft Comprehensive Plan Amendment Review and**
76 **Comment**

77 The Hartland Township draft comprehensive plan was reviewed. The Planning Commission noted:

- 78 • Future development around Parshallville – do we need some regulations for historic
79 preservation to be consistent with Hartland Township? Noted the area within Tyrone
80 Township is largely agricultural.
- 81 • Zoning in Hartland Township matches that of Tyrone Township for the Lake Tyrone and
82 Lake Shannon areas.
- 83 • Note “Tyrone Lake” is improper per available documents and records.
- 84 • Other land uses at the township’s border with us are lower density and offer no concerns
85

86 Planner Hodges will draft a letter to Hartland Township with our comments for Chairman Meisel to
87 review and forward to Hartland Township.
88

89 **NEW BUSINESS #4 – Planning Commission Annual Report Draft Review**

90 As required by state statute, the Planning Commission must submit an annual progress and
91 recommendation report to the Township Board. Chairman Meisel reviewed the draft letter.
92 Gonzalez noted the Center Road/US-23 interchange area is planned for repair this year. Since
93 that has not yet occurred it was agreed the recommendation should remain in our report. The
94 annual report will be forwarded to the Township Board.
95

96 **NEW BUSINESS #5 – PC Action List Review and Determination of Need for Future Action**

97 The PC Action List was reviewed. Due to the late hour the determination of need for action on the
98 specific items will be addressed during a future meeting.
99

- 100 **MISCELLANEOUS BUSINESS:**
101 **1. Planning and Zoning Administrator's Report - None**
102 **2. Other Business Items - None**
103 **3. Township Board Actions - None**
104 **4. ZBA Report – Meisel provided an update on the 7/6/15 meeting.**
105 **5. Future Items – TBD**
106 **6. Correspondence - None**

107
108 **ADJOURNMENT:** The meeting adjourned at 10:10 p.m.

109
110 **NEXT MEETING:** August 11, 2015 - Regular Meeting

111
112 Respectfully submitted by:
113 Mark Meisel
114 Chairman