

1 TYRONE TOWNSHIP PLANNING COMMISSION

2  
3 MEETING MINUTES

4 August 11, 2015

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6 **PRESENT:** Mark Meisel, Cam Gonzalez, Al Pool, and Dave Wardin.

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8 **ABSENT:** Anne Linder, Ron Puckett, and Bill Wood

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10 **OTHERS PRESENT:** Tyrone Township Planner Sally Hodges, Treasurer Marna Smith

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

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14 **PLEDGE OF ALLEGIANCE:**

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

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18 **APPROVAL OF THE AGENDA:**

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

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22 **APPROVAL OF THE MINUTES:**

23 Gonzalez moved to approve the minutes of July 14, 2015 as presented. (Pool seconded) The  
24 motion carried by unanimous voice vote.

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26 **OLD BUSINESS #1 – Truck Road Land Division Request**

27 Mr. Nelles provided an update on the purchase status. The Hagerman Foundation will now be  
28 purchasing the subject property as well as adjacent property. The Hagerman Foundation intends  
29 to preserve the property and allow Applewood Estates to use the property as a walking/nature trail.  
30 The existing application is therefore being withdrawn and will be resubmitted by Vaughn Smith with  
31 the property survey in his name and new legal descriptions. Applewood Estates was advised to  
32 seek an easement agreement with the new owner to ensure their access rights are preserved. No  
33 further action is required until the application is resubmitted.

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35 **NEW BUSINESS #1 – Peabody Boundary Realignment**

36 Planner Hodges reviewed her memo dated July 27, 2015. The applicant has reconfigured the  
37 parcels to comply with the 4:1 depth to width requirement and to ensure the barn is not located  
38 within the setbacks. It was noted the legal description provided for the open space includes land  
39 area that is not part of the boundary realignment parcels. The open space legal description needs  
40 to be revised accordingly. No new parcels are being created therefore no new open space is  
41 required. Some open space on parcel 022 is located within the required setbacks. The Planning  
42 Commission had no objection since this was permitted during a prior approval. The quantity of  
43 wetlands set aside as open space was also accepted since the open space is not changing.

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45 Wardin moved to recommend Township Board approval of the requested boundary realignment  
46 with the following conditions:

- 47 • Include in the legal descriptions only the open space involved in the realignment -  
48 remove description of other open space.
- 49 • Provide the legal description of the open space on parcel 024 before and after the  
50 boundary realignment.
- 51 • Provide the survey and legal descriptions in recordable form (remove “proposed” and  
52 “tentative”)

- 53
- Correct the spelling of “parcel” on sheet 2 of 5.
  - Include the open space preservation statement as part of the legal description of the open space.
  - It was requested the references to the 1999 Tyrone Township survey be removed to avoid future confusion.
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59 (Gonzalez seconded) The motion carried by unanimous voice vote.  
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61 **NEW BUSINESS #2 – Marttila Boundary Realignment**

62 Planner Hodges reviewed her memo dated August 5, 2015. 11.03 acres will be transferred from  
63 parcel 018 to 019. It was noted the GIS lines on the aerial are not accurate. There are no setback  
64 issues, no open space, and 4:1 is complied with. Referencing Planner Hodges review letter  
65 recommendation, item 1 is satisfied since the realignment being requested creates no negative  
66 impact (there is no effect by the change). Items 2 and 3 are satisfied. Item 4 also does not result  
67 in any change from the requested realignment and is therefore satisfied. Item 5 is met. For item six  
68 there is no open space, for item 7 no new lots are being created and no new access is being  
69 provided so a sight distance review is not needed, and for item 8 no easements are being  
70 proposed or created.

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72 Pool moved to recommend Township Board approval of the requested boundary realignment with  
73 no conditions. (Wardin seconded) The motion carried by unanimous voice vote.  
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75 **NEW BUSINESS #3 – PC Action List Review and Determination of Need for Future Action**

76 The PC Action List was reviewed in detail. The following items were added to the list for review:

- Cluster Development (state mandated)
  - Wireless regulations as a result of recent court rulings and state regulation changes
  - Sign Ordinance review per US Supreme Court decision
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82 The Planning Commission will further review several items on the list to determine the need for  
83 action during a future meeting.  
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85 **MISCELLANEOUS BUSINESS:**

1. **Planning and Zoning Administrator's Report** - None
  2. **Other Business Items** - None
  3. **Township Board Actions** - None
  4. **ZBA Report** – Meisel provided an update on the 8/3/15 meeting.
  5. **Future Items** – Reference the PC Action List
  6. **Correspondence** - None
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93 **ADJOURNMENT:** The meeting adjourned at 9:40 p.m.  
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95 **NEXT MEETING:** September 8, 2015 - Regular Meeting  
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97 Respectfully submitted by:  
98 Mark Meisel  
99 Chairman