

1 **TYRONE TOWNSHIP PLANNING COMMISSION**

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3 **MEETING MINUTES**
4 **September 08, 2015**
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7 **PRESENT:** Mark Meisel, Cam Gonzalez, Anne Linder, Al Pool, Ron Puckett, Dave
8 Wardin, Bill Wood.

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10 **ABSENT:** No Commissioners absent.

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12 **OTHERS PRESENT:** Planning and Zoning Administrator Danielle Stack, Tyrone
13 Township Planner Sally Hodges.

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

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17 **PLEDGE OF ALLEGIANCE:**

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

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21 **APPROVAL OF THE AGENDA:**

22 Gonzalez motioned to approve the agenda as presented. (Linder seconded) The motion
23 carried by unanimous voice vote.

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25 Note: Dave Wardin and Ron Puckett abstained from voting due to their terms ending
26 8/31/15. The presence of the Township clerk or Deputy Clerk is required for taking the
27 oath of office for their new terms. A quorum is present without their votes.

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29 **APPROVAL OF THE MINUTES:**

30 Minutes from August 11, 2015 were presented. Several minor changes were made to
31 include the alteration of spelling and grammar errors. Changes were made.
32 Gonzalez moved to approve the August 11, 2015 minutes after said changes were
33 made. (Linder seconded) The motion carried by unanimous voice vote.

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35 **OLD BUSINESS #1- Truck Road Land Division Request**

36 Mr. Smith and Mr. Shaltz presented the changes made to the updated survey submitted
37 prior to the meeting. There was a question regarding payment of the Summer 2015
38 taxes on the Truck Road property. These taxes have been paid in full as of September
39 3, 2015.

40 The following recommended changes to the survey were addressed before the meeting:

- 41 - Note stating the absence of existing easements on the property
- 42 - Note addressing the absence of wetlands and structures in existence
- 43 - Correction of the legal descriptions on all parcels involved
- 44 - The addition of a aerial map including contours of parcels

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46 Motion by Linder to recommend Township Board approval of the requested land division
47 with the following conditions:

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- 49 1. Verify tax status (can be done by Township Board during final approval);
- 50 2. A dimensioned drawing has been submitted for the existing parcel with
51 descriptions of the existing and proposed separated parcels. Separate drawings
52 for the parcels as divided must be provided. (Existing conditions drawing, and
53 after division conditions drawing);
- 54 3. The legal description for Truck Road must include a note stating the entire parcel
55 is being set aside as open space and will be preserved as open space
56 (justification per the Land Division Act and recently amended Tyrone Township
57 Land Division Ordinance and Zoning Ordinance for allowing a split that is highly
58 nonconforming and does not otherwise meet the requirements for a land
59 division);
- 60 4. The open space chart needs to be removed since it is not applicable;
- 61 5. The access point (driveway) for the remainder parcel needs to be shown to
62 comply with the Land Division Act (access must be demonstrated);
- 63 6. The final survey documents must be sealed (can be verified by Township Board
64 during final approval).

65 (Gonzalez seconded) The motion carried by unanimous voice vote.

66 67 **NEW BUSINESS #1 – BOVE HOME OCCUPATION**

68 Mr. Bove submitted an application for a home occupation involving a gunsmith business
69 out of several rooms of his home. He has provided all the necessary documents, floor
70 plans, and descriptions to describe this type of work. He also has provided
71 documentation that he is legal and certified for this business. All of the necessary
72 information was presented and recommended changes were made prior to the meeting.

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74 Motion by Wood to recommend approval by the Township Board without conditions.
75 (seconded by Gonzalez) The motion carried by unanimous voice vote.

76 77 **NEW BUSINESS #2 – PC ACTION LIST REVIEW AND DETERMINATION OF NEED** 78 **FOR FUTURE ACTION**

79 The PC Action List was reviewed.

- 80 • Items 11, 12, and 19 were combined. These need to be updated and amended to
81 meet current adult entertainment statutes.
- 82 • Item number 13 was removed from the PC Action List. This includes the
83 residential development criteria. Discussion on the changes of this will be
84 included on an as needed basis.
- 85 • Item number 14 on the topic of the zoning district requirements for
86 Parshallville. This will be discussed further at a later date to ensure
87 compatibility with the Hartland Township regulations.
- 88 • Item 15 to review the density requirement for multi-family residential remains
89 on the list for a future discussion.

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- PC Action List item number 16 includes the possibility of amending article 23 and 21.43 to reference compliance with the state, county, and federal regulations. Item numbers 16 and 17 were then combined due to the similarity in nature and language.
 - Discussion on item 18 pertaining to the township littering and dumping ordinances includes a recommendation to the township board to include the ordinance to classify these violations as a civil infraction issue. (reference prior Blight Ordinance recommendation)
 - Under the New Items section of the PC Action List, the development of an index for the zoning ordinance may not be needed since Mr. Wardin has been providing a complete searchable PDF form zoning ordinance.
 - Site condo updates and the subdivision control ordinance is in need of updates from the reference made to 1967, this should be verified as valid and enforceable. For cluster development the open space statutory requirements discussion will be added and discussed at a later date.
 - Recent regulatory changes are in need of double checking for wireless regulations.
 - The sign ordinance is to be reviewed to include the SCOTUS decision to remain content neutral.

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111 **MISCELLANEOUS BUSINESS:**

- 112 **1. Planning and Zoning Administrator's Report - None**
- 113 **2. Other Business Items - None**
- 114 **3. Township Board Actions - None**
- 115 **4. Future Items – TBD**
- 116 **5. Correspondence - None**

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118 **ADJOURNMENT:** The meeting adjourned at 9:40 p.m.

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120 **NEXT MEETING:** October 13, 2015 - Regular Meeting

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