

TYRONE TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

OCTOBER 13, 2015

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

ABSENT: Anne Linder

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

CALL TO ORDER: 7:00 pm by Chairman Meisel

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC: No comments were received.

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE MINUTES:

Minutes from September 8, 2015 were presented. Gonzalez moved to approve the September 8, 2015 Minutes as presented. (Pool seconded) The motion carried by a unanimous voice vote.

OLD BUSINESS:

None.

NEW BUSINESS #1: Section 21.32 Wireless Communications Facilities

Section 21.32 was reviewed and discussed for future changes. Due to recent state and federal regulation changes, the ordinance must be reviewed to ensure compliance. Section 21.32.B was also reviewed and discussed to include co locations and modifications. Structures located outside or inside public rights of way must be distinguished between one another. Language for Section 21.32 will be further reviewed in the future to ensure compliance with state and federal standards.

NEW BUSINESS #2: Section 21.31 Temporary Structures and Uses

As a result of a recent application, Section 21.31 was reviewed and discussed to clarify regulations. Chairman Meisel discussed the perceived issues with the current ordinance. The language in the current ordinance is not clear on specifications of

temporary uses and structures. The definitions of temporary uses, structures, and buildings were reviewed and discussed for the possibility of future amendments. Section 21.31.A.2 was also reviewed and discussed. Wardin expressed concern about what type of temporary structure would be permitted by Livingston County as “habitable.” The language in Section 21.31 is designed to limit the use of temporary structures other than a mobile home for a temporary dwelling during a residential construction.

The Planning Commissioners discussed a list of amendments to be made to the ordinance to clarify specific criteria for the use of a temporary structure during a single family residence construction. This list may include:

- Demonstrating the existence of electricity, water, and septic to be considered as habitable.
- The possibly of the addition of a minimum lot size requirement to permit a temporary structure during construction.
- Access to the site for all vehicles and materials needed for the construction of a new single family home.
- The temporary structure must be visually unobtrusive.
- Written agreements must be presented to meet the standards for water and sanitation. These must be approved and inspected by Livingston County.
- Neighbors within a certain distance of the temporary structure may be notified of the application and provided the opportunity to comment.

Planner Hodges suggested the review of ordinances pertaining to temporary structures and uses for other townships for comparison of regulations.

The applicant requesting a temporary structure may be subject to the following criteria:

- A plot plan in compliance with Section 21.25.E
- The plot plan must show the location of the well and septic field
- A written agreement from the applicant ensuring the removal of the structure
- The structure may only be erected for a 10 month period of time during construction with the possibility of only one 3 month extension
- The applicant must be bound by a financial guarantee with Tyrone Township to ensure the removal of the structure after the allowed time period
- A statement of intent must be presented by the applicant.

Discussion concluded with the need for future action regarding the language of Section 21.31 to include clarification of the process and approval of an application for a use of a temporary structure as a dwelling unit during the construction of a single family home.

NEW BUSINESS #3: Section 21.52.D.10 Supplementary Shoreland Regulations

Chairman Meisel discussed the need for clarification of Section 21.52.D.10. The boat docking regulations in Tyrone Township are not clear. Meisel stated that residents have approached him on numerous occasions requesting an explanation of regulations regarding private lot boat docking.

The current Shoreland Regulations include private boat dock regulations as part of the common use lot regulations, making those regulations difficult for many to interpret. Discussion on the intent and purpose of “boat docking regulations should be clarified in the future. It was suggested property owners should be able to determine their boat dock regulations in Section 21.52 rather than have to locate and interpret the various footnotes or interpret the regulations that apply to them within the common use lot regulations. Discussion will continue during a future meeting.

NEW BUSINESS #4: Article 27 Signs

Planner Hodges discussed the new US Supreme Court Decision on content neutral signage. Article 27 of our Zoning Ordinance must comply with the new decision. Planner Hodges discussed the new decision in detail providing examples of the idea of content neutrality and how Article 27 must be altered. Planner Hodges also discussed the need for clarification of on premises and off premises signs. Commissioners examined the current Article for future changes that will be needed to comply with the Supreme Court decision. The new changes will result in fewer categories of signs throughout the township.

Planner Hodges will provide amendment recommendations for discussion during a future meeting.

ADJOURNMENT: The meeting adjourned at 9:45 p.m.

NEXT MEETING: November 10, 2015 - Regular Meeting

Respectfully submitted by:

Danielle Stack

Planning & Zoning Administrator