

TYRONE TOWNSHIP PLANNING COMMISSION

SPECIAL MEETING MINUTES

OCTOBER 27, 2015

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

ABSENT: Anne Linder and Bill Wood

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 motioned to approve the agenda as presented. (Pool seconded). The motion carried by a unanimous voice vote.

Pool moved to suspend the order of business. (Wardin seconded). The motion carried by a unanimous voice vote.

NEW BUSINESS #1: LaGuire Temporary Structure Application

The Planning Commissioners reviewed the application for a temporary structure to be placed on a vacant property during a new single family home construction and identified potential issues and revisions. Tyrone Township planner Sally Hodges also reviewed ordinance Section 21.31.A.3 which discusses the necessary components that should be included on a plot plan for temporary dwelling approval.

The applicant presented an older engineering survey of the property and Chairman Meisel discussed the details needed to be added to the drawing. The drawing is required to show features superimposed to scale as closely as possible. This includes the existing structures, setback requirements, building envelope, location of natural features, and wetlands (if applicable).

Commissioners expressed concern regarding if permitting the temporary structure during construction for a 10 month period of time will have an outcome of 2 primary dwellings located on the same parcel, which is not permitted.

The applicant is required to obtain an engineered septic system due to the parcel's Perk test results. Commissioners urged Mr. LaGuire to update the survey showing location of the proposed engineered septic field, well, and home.

The applicant is required to submit the following criteria before the Planning Commission can consider further action:

- Updated plot plan showing the location of the proposed engineered septic field
- Updated plot plan showing the location of the proposed well
- Updated plot plan showing the location of the proposed single family dwelling
- Plot plan showing the location of the mobile home temporary dwelling
- Proof and documentation of electric, septic, and gas utilities locations.

A motion to table the application to a future meeting was made by Gonzalez (Wardin seconded). The motion was carried by a unanimous voice vote.

OLD BUSINESS #1: Section 21.52 Shoreland Regulations

The discussion of Shoreland Regulations continued from the October 13, 2015 meeting. Chairman Meisel presented a few proposed changes to the current ordinance with suggestions on language and editing for better compliance with the state of Michigan's Riparian Laws. Commissioner Wardin suggested more accurate and clear definition of "wetlands" and size limitation of specific bodies of water to be included with the proposed changes. Chairman Meisel expressed the inclusion of language to apply to all shorelands within Tyrone Township in the same section and not exclude any specific bodies of water or areas. The discussion of Shoreland Regulations concluded by acknowledging the need for future discussion to further develop amendments to this section.

NEW BUSINESS #2: Rezone Request of Section 20

Tyrone Township Planner Sally Hodges presented a list of parcels that could potentially be included with the rezone request along Old US 23 as well as two maps showing details of the future and current zoning districts. All parcels under consideration are master planned PCI. A table was created to show suggested parcels for rezoning and if the current uses for these parcels would be permitted under the new zoning district. The new zoning would eliminate the uses for light manufacturing and community business districts. This zoning district is in compliance with the Master Plan and would permit a variety of permitted and special land uses consistent with the current and planned future uses. Commissioners expressed the necessity for all parcel owners affected to be notified and invited to an informal meeting to discuss the proposed rezoning and how it might affect the current land use.

Consideration was offered to exclude two parcels due to their current uses.

An invitation letter will be drafted and sent to the affected property owners requesting their attendance during the Planning Commission's December meeting.

ADJOURNMENT: The meeting adjourned at 9:35 pm

NEXT MEETING: November 10, 2015 – Regular Meeting

Respectfully submitted by:
Danielle Stack
Planning & Zoning Administrator