

TYRONE TOWNSHIP PLANNING COMMISSION

REGULAR MEETING MINUTES

November 10, 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: 7:03 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, Pool seconded). The motion carried by a unanimous voice vote.

APPROVAL OF THE MINUTES:

Minutes from October 13, 2015 were presented. Gonzalez moved to approve the October 13, 2015 Minutes as presented. (Wardin seconded) The motion carried by a unanimous voice vote.

Minutes from October 27, 2015 were presented. Pool moved to approve the October 27, 2015 Special Meeting Minutes as presented. (Gonzalez seconded) The motion carried by a unanimous voice vote.

OLD BUSINESS #1: Section 21.52 Supplementary Shoreland Regulations

Section 21.52 was reviewed and discussed for future changes. Chairman Meisel presented the existing draft and recommendations were made to change language to encourage clarity on definitions of “wetland” and “wetland of any size.”

The proposed draft is designed to comply with the state of Michigan’s Riparian Law. Tyrone Township Planner, Sally Hodges made suggestions to amend language in several areas for consistency and clarity purposes.

Language for Section 21.52 will be further reviewed to amend draft Version 3 to further clarify definitions and create a final draft.

Discussion will continue at a future meeting.

OLB BUSINESS #2: Article 27 Signs

Tyrone Township Planner Sally Hodges presented a memo created to further explain the intent of the recent US Supreme Court decision on sign content neutrality. This memo contained outlined sections of the current Sign Ordinance that do not comply with content neutral standards. Hodges encourages Tyrone Township to have a discussion with its attorney to establish strategic direction for content neutral language.

The current ordinance was reviewed to outline areas that are consistent with content neutral standards. A clear definition of signs characterized by structure and permanent sign types were added to the list of needs of future action on content neutrality.

Planner Hodges suggested placing all allowable signs by zoning district in a comprehensive table to add to the ordinance draft.

A copy of the current ordinance was presented with suggested changes outlined by Planning Commissioners.

Amendments for Article 27 for compliance with the Supreme Court Decision on content neutrality were reviewed and recommended for future action.

Discussion will continue at a future meeting.

OLD BUSINESS #3: Outdoor Furnaces

Chairman Meisel presented the draft for Outdoor Furnaces. Commissioners agreed and encouraged simplification of the ordinance draft.

Recommendations were made to alter the ordinance draft to include a minimum lot size for outdoor furnaces located in zoning district R-1. In addition, setback requirements were also discussed to be included in the draft.

The remaining sections of the Outdoor Furnaces Ordinance draft were reviewed and revised for consistency with proposed changes. Planning Commissioners will review the Outdoor Furnaces Ordinance draft and make recommendations for further future action.

Discussion will continue at a future meeting.

ADJOURNMENT: The meeting adjourned at 9:12 p.m.

NEXT MEETING: December 08, 2015 - Regular Meeting

Respectfully submitted by:

Danielle Stack

Planning & Zoning Administrator