

1 **TYRONE TOWNSHIP PLANNING COMMISSION**

2 **REGULAR MEETING MINUTES**

3 **January 12, 2016**
4

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

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

7 **OTHERS PRESENT:** Tyrone Township Planner Sally Hodges

8 **CALL TO ORDER:** 7:20 pm by Chairman Meisel

9 **The start of the meeting was delayed while informal discussion occurred regarding subjects**
10 **not related to the agenda.**

11 **PLEDGE OF ALLEGIANCE:**

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

13 **APPROVAL OF THE AGENDA:**

14 Gonzalez moved to approve the agenda as amended. (Wardin seconded). The motion carried by
15 unanimous voice vote.

16 **APPROVAL OF THE MINUTES:**

17 Wardin moved to approve the December 8, 2015 Minutes as presented. (Pool seconded) The
18 motion carried by unanimous voice vote.

19
20 **OLD BUSINESS #1:** Sign Regulation Amendments

21 This agenda item was deferred in preference to the New Business items and Public Hearing.

22 This item was later deferred to a future meeting due to the late hour.
23

24 **PUBLIC HEARING**
25

26 **TYRONE TOWNSHIP PLANNING COMMISSION**

27 **NOTICE OF PUBLIC HEARING**
28

29 Notice is hereby given the Tyrone Township Planning Commission will hold a Public Hearing on
30 Tuesday, January 12, 2016, beginning at 7:30 at the Tyrone Township Hall, 10408 Center Road, Fenton,
31 Michigan 48430. The purpose for the Public Hearing is:

32 To receive public comments regarding proposed amendments to Zoning Ordinance #36:

- 33 1. Amendments to Article 13A – Planned Commercial Industrial, to include building location
34 regulations;

- 35 2. Amendments to fully incorporate PCI – Planned Commercial Industrial zoning district, into the
36 Tyrone Township Zoning Ordinance: Article 3 – Section 3 District Designations; Article 20 -
37 Schedule of Regulations; Article 21 Section 21.42 - State Licensed Child and Adult Care
38 Facilities; Article 21A Landscaping and Screening; Article 23 Site Plan Review and Impact
39 Assessment and Section 23.18 Architectural Standards; Article 27 – Outdoor Advertising and
40 Sign Regulations;
41 3. Proposed Article 21 Amendments to include the regulation of Outdoor Furnaces.

42 Additional information is available at the Tyrone Township Clerk’s Office, 10408 Center Road, Monday
43 through Thursday, 9 a.m. to 5 p.m. Individuals with disabilities requiring auxiliary aids or services
44 should contact the Tyrone Township Clerk, at (810) 629-8631, at least seven days prior to the meeting.

45 The above notice was published in the Tri-County Times on 12/20/15 in compliance with the
46 Open Meetings Act.

47
48 The intent and purpose of the public hearing was stated.

49
50 Attendees representing Blue Heron Est of Livingston were in attendance. They were under the
51 impression the public hearing topic was the proposed rezoning of parcels along Old US-23.
52 During the December 2015 Planning Commission meeting, which they attended, it was
53 suggested a public hearing would be held in January 2016 for the proposed rezoning, however
54 amendments to PCI and PCI related standards were identified as needed prior to consideration of
55 the proposed parcel rezonings. A discussion regarding next steps and the tentative schedule for
56 proposed rezoning of the parcels ensued with the Blue Heron representatives. To best
57 accommodate their schedule it was agreed to formally schedule the public hearing for the
58 proposed parcel rezonings for February 23, 2016, at 7:30 p.m.

59
60 The proposed amendments referenced in the above public hearing notice were presented by
61 Planner Hodges.

62 No comments were offered by the public in attendance.

63 The Planning Commissioners had no comments.

64 The public hearing was closed at 8:25 p.m.

65

66 **NEW BUSINESS**

67 **1) Amendments to Article 13A – Planned Commercial Industrial, to include building location**
68 **regulations.**

69 The proposed amendments were reviewed in detail during the public hearing. No additional
70 amendments were offered.

71

72 **2) Amendments to fully incorporate PCI – Planned Commercial Industrial zoning district,**
73 **into the Tyrone Township Zoning Ordinance: Article 3 – Section 3 District Designations;**
74 **Article 20 - Schedule of Regulations; Article 21 Section 21.42 - State Licensed Child and**
75 **Adult Care Facilities; Article 21A Landscaping and Screening; Article 23 Site Plan Review**
76 **and Impact Assessment and Section 23.18 Architectural Standards; Article 27 – Outdoor**
77 **Advertising and Sign Regulations.**

78 The proposed amendments were reviewed in detail during the public hearing. No additional
79 amendments were offered.

80

81 **3) Consideration of Public Hearing Comments Related to PCI Amendments**

82 No comments were offered for consideration.

83

84 **4) Consideration of Public Hearing Comments Related to Outdoor Furnace Regulations**

85 No comments were offered for consideration.

86

87 **5) Recommendations to Livingston County Planning and the Tyrone Township Board**

88 Motion by Wardin to recommend Township Board approval of the proposed PCI and PCI related
89 amendments, and the proposed zoning ordinance amendment to regulate outdoor furnaces. (Pool
90 seconded) The motion carried by unanimous voice vote.

91 Due to the late hour Old Business #1 was deferred to a future meeting.

92 An informal discussion regarding open space and developmental requirements ensued. It was
93 agreed the Planning Commission should devote an entire meeting to this topic when the next
94 opportunity arises.

95

96 Gonzalez requested Chairman Meisel send him an email clarifying the Val Royal special land
97 use to be considered by the Township Board during their 1/19/16 meeting does not include
98 consideration or approval of a sign, since no sign details were provided. A modified site plan
99 will need to be submitted as part of any sign permit request. The email will be shared with the
100 Board to clarify what is being recommended for approval.

101

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

103

104 **NEXT MEETING:** February 9, 2016 – Regular Meeting

105 February 23, 2016 – Public Hearing for Proposed PCI Rezoning

106

107

108 Respectfully Submitted By:

109 Mark Meisel