

1 **TYRONE TOWNSHIP PLANNING COMMISSION**

2 **REGULAR MEETING MINUTES**

3 **February 9, 2016**

4
5 **PRESENT:** Mark Meisel, Dave Wardin, Cam Gonzalez, Al Pool, Ron Puckett, and Bill Wood

6 **ABSENT:** Anne Linder

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

8 **CALL TO ORDER:** 7:00 pm by Chairman Meisel

9 **PLEDGE OF ALLEGIANCE:**

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

11 **APPROVAL OF THE AGENDA:**

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

14 **APPROVAL OF THE MINUTES:**

15 Wardin moved to approve the January 12, 2016 Minutes as presented. (Pool seconded) The
16 motion carried by unanimous voice vote.

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18 **OLD BUSINESS #1: Open Space Requirements and Calculation Method**

19 This topic is being reviewed in response to questions about Tyrone Township’s requirement and
20 method of establishing open space when land divisions are approved. This was a lengthy and
21 informal discussion to discuss and debate whether open space should be required, how to determine
22 the amount of open space required, and the goals and objectives of requiring open space. The
23 following was discussed and/or debated:

- 24 • The current method and requirement for open space when a land division occurs.
- 25 • Prior Zoning Ordinance requirements, Master Plan visioning session results, and the current
26 Master Plan and Future Land Use map.
- 27 • The definition of Rural, and the intent of “keep Tyrone Township rural” as has been
28 expressed by Tyrone Township residents in surveys and Master Plan visioning sessions.
- 29 • Other community requirements for open space.
- 30 • Alternative methods of establishing open space.
- 31 • Cluster Development Option and Open Space Preservation as set forth in the Michigan
32 Zoning Enabling Act, PA 110 of 2006.
- 33 • Alternatives to requiring open space, including larger minimum lot sizes or increasing
34 setback requirements.
- 35 • Requiring open space to truly be preserved as intended.
- 36 • How to document and track open space established.

- 37 • Requiring only those properties with natural features worthy of preservation to establish a
38 preservation agreement.
39 • Requiring no open space.
40 • How to retain or create buffers between tracts of land as they are developed as was intended
41 by the current open space requirements.
42 • The location of open space on parcels or in developments.
43

44 No recommendations or motions were made. Select recent land divisions were identified for further
45 review to determine what effect the established open space really has, both on the property owner
46 and with respect to natural feature preservation. Discussion will continue during the next Planning
47 Commission meeting.
48

49 **NEW BUSINESS**

50 **None**

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52 **MISCELLANEOUS BUSINESS:**

53 1) Planning and Zoning Administrator's Report: NONE

54 2) Other Business Items: NONE

55 3) Township Board Actions: NONE

56 4) ZBA Report: An update on actions taken during the February 1, 2016 ZBA meeting was provided.
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58 **ADJOURNMENT:** The meeting adjourned at 9:35 p.m.
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60 **NEXT MEETING:** February 23, 2016 – Public Hearing for Proposed PCI Rezoning
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63 Respectfully Submitted By:

64 Mark Meisel