

1 **TYRONE TOWNSHIP PLANNING COMMISSION**

2 **REGULAR MEETING MINUTES**

3 **February 23, 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 Gonzalez moved to approve the February 9, 2016 Minutes as presented. (Pool seconded) The  
16 motion carried by unanimous voice vote.

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18 Wardin moved to suspend the order of business. (Gonzalez seconded). The motion carried by  
19 unanimous voice vote.  
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21 **OLD BUSINESS #2: Open Space Requirements and Calculation Method**

22 Discussion continues for this topic. Referencing Planner Hodges' letter of 2/23/16, the following  
23 previously approved land divisions were reviewed to understand the impact, if any, the requirement  
24 for open space had on them, and further, if the open space established accomplished the intended  
25 goal of creating buffers or preserving natural features:

- 26 • Dennis: No impact.
- 27 • Hoffman: Preserved land adjacent to, and including a stream.
- 28 • Cohoon: Wetlands present were not protected.
- 29 • Bechtel: Open space created a buffer between lots.
- 30 • Fraski: A natural gas line and open space to the south were preserved.
- 31 • Rustic Ridge: Established contiguous open space.

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33 **The regular meeting recessed at 7:30 p.m. for a public hearing.**  
34

35 Notice is hereby given the Tyrone Township Planning Commission will hold a Public Hearing on  
36 Tuesday, February 23, 2016, beginning at 7:30 at the Tyrone Township Hall, 10408 Center Road, Fenton,  
37 Michigan 48430. The purpose for the Public Hearing is:

38 To receive public comments regarding the proposed rezoning of the below listed parcels located west of  
 39 Old US-23 and generally south of Center Road and north of Faussett Road from their current zoning  
 40 classification to **PCI - Planned Commercial Industrial**:

TAX ID #	ADDRESS	CURRENT ZONING	PROPOSED ZONING
4704-20-400-003	8143 Old US 23	FR Farming Residential	PCI Planned Commercial Industrial
4704-20-400-004	8111 Old US 23	FR Farming Residential	PCI Planned Commercial Industrial
4704-20-400-005	8101 Old US 23	FR Farming Residential	PCI Planned Commercial Industrial
4704-20-400-006	Old US 23	FR Farming Residential	PCI Planned Commercial Industrial
4704-20-400-011	8075 Old US 23	M-1 Light Manufacturing	PCI Planned Commercial Industrial
4704-20-400-014	8085 Old US 23	M-1 Light Manufacturing	PCI Planned Commercial Industrial
4704-20-400-015	8051 Old US 23	M-1 Light Manufacturing	PCI Planned Commercial Industrial
4704-29-200-007	Dean Road	B-2 Community Business	PCI Planned Commercial Industrial
4704-29-400-006	7079 Old US 23	B-2 Community Business	PCI Planned Commercial Industrial
4704-29-400-007	7119 Old US 23	B-2 Community Business	PCI Planned Commercial Industrial

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42 The above public hearing notice was read aloud. The notice was published in the Tri-County  
 43 Times on 2/7/16 in compliance with the Open Meetings Act.

44

45 Planner Hodges led a presentation which included the intent and purpose of the proposed  
 46 rezoning, the parcels involved, and the process.

47

48 Public comments:

- 49 • Mr. Leavitt, representing Blue Heron, owners of 4704-20-400-006 and abutting parcel  
 50 4704-20-400-001 (not proposed to be rezoned), stated the property owners believe the  
 51 best use for their parcel is residential development due to it being adjacent to the Tyrone  
 52 Hills golf course. Tyrone Hills and Blue Heron also have common ownership, and have  
 53 had an interest in the golf course since 1960. The property was purchased with the intent  
 54 to develop it as residential in the future. There was interest in residential development  
 55 when the Livingston Regional Sewer System was established, but then the economy  
 56 collapsed. In 1997 they developed a concept plan with open space and a pond along Old  
 57 US-23. The owners are concerned commercial use of the property would likely be  
 58 limited to the land near Old US-23, thereby resulting in a large portion of the parcel being  
 59 undevelopable. The parcel is large and may have limited interior use due to the lack of  
 60 utilities in the area sufficient for large scale industrial use. He concluded by requesting  
 61 parcel 4704-20-400-006 not be rezoned to PCI.

- 62 • Mr. Dexter, representing parcel 4704-29-400-008, which is not proposed to be rezoned,  
63 but is adjacent to parcels currently developed with commercial uses and are included in  
64 the list of parcels proposed for rezoning. Mr. Dexter stated 4704-29-400-008 is an active  
65 farm, dating back to 1845. The family wants to retain farming in the area and is opposed  
66 to additional commercial development in the area. The family believed Tyrone  
67 Township should retain its rural character and preserve farmland. (The Planning  
68 Commission noted the intent for future farming should be considered during our next  
69 master plan update.)
- 70 • Mr. Calahan, stated he farms the Dexter farm. He said Harold Dexter and Mona Caulkins  
71 are also opposed to commercial development in the area. He stated the rural character  
72 should be retained, and the area cannot support industrial development.
- 73 • Ms. Caulkins - Reder, stated she is opposed to any rezoning along Old US-23. She  
74 represents parcels 4704-29-400-001 and 4704-29-400-002. She asked who would ensure  
75 the ground water would not be contaminated? Response – Livingston County Health  
76 Department and Drain Commission.
- 77 • Rob Lesko, representing parcel 4704-20-400-005, asked if the rezoning would increase  
78 property taxes. Chairman Meisel stated by law, property taxes are based on the  
79 property’s current use and improvements. If the use does not change and the  
80 improvements remain the same the property taxes could not change.

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82 Planning Commission and Planner Comments – None.  
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84 **The public hearing was closed at 8:28 p.m.**

85 In consideration of the public in attendance the regular meeting continued with Old Business #1.  
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87 **Old Business #1: Properties Proposed to be Rezoned to PCI**

88 There was brief discussion regarding the public comments, and how the desires of those who  
89 spoke impacted the parcels intending to be rezoned. With the exception of the Blue Heron  
90 property, the remaining parcels being considered for rezoning are currently developed with  
91 commercial uses and have no plans to revert to residential or farming uses. Several of the  
92 parcels are also currently zoned B-2 and M-1. It is believed rezoning those parcels will result in  
93 them becoming less nonconforming, or fully conforming uses. Future improvements or  
94 expansion would also be easier to accomplish for those parcels.  
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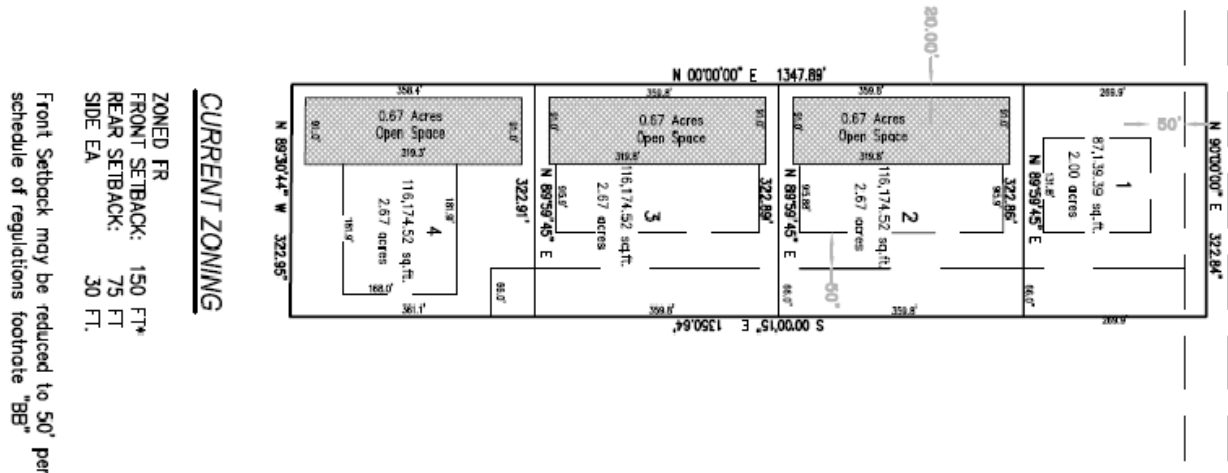
96 Wardin moved to recommend the Township Board rezone the below-listed parcels, with the  
97 exception of 4704-20-400-006 as requested by the parcel owners, and to forward the  
98 recommendation to the Livingston County Planning Commission for their review and comment.  
99 (Pool seconded). The motion carried by unanimous voice vote.  
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**OLD BUSINESS #2: Open Space Requirements and Calculation Method** (continued) -  
Wardin provided a 10 acre FR district land division example (see below). The parcel cannot be divided into 4 parcels due to the required open space (3 maximum). Is this our intent, and would the resulting open space act as buffers as intended?



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No recommendations or motions were made. Discussion will continue during the next Planning Commission meeting.

**NEW BUSINESS**

**None**

**MISCELLANEOUS BUSINESS:**

- 1) Planning and Zoning Administrator's Report: NONE
- 2) Other Business Items: The November 2016 meeting date of 11/10/16 was established. The second Tuesday is not available as a result of the national election being on that day.
- 3) Township Board Actions: NONE
- 4) ZBA Report: NONE

**ADJOURNMENT:** The meeting adjourned at 9:23 p.m.

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122 **NEXT MEETING:** March 15, 2016 – Regular Meeting  
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124 Respectfully Submitted By:  
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126 Mark Meisel  
127 Planning Commission Chairman