

1 **TYRONE TOWNSHIP PLANNING COMMISSION**

2 **REGULAR MEETING MINUTES**

3 **March 15, 2016**  
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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 Wardin moved to approve the agenda as presented. (Pool seconded). The motion carried by  
13 unanimous voice vote.

14 **APPROVAL OF THE MINUTES:**

15 Wardin moved to approve the February 23, 2016 Minutes as amended. (Pool seconded) The  
16 motion carried by unanimous voice vote.

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18 At the request of Secretary Wardin it is herein noted several moments of playful bantering  
19 occurred to further inspire constructive discussion.

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

21 Lively discussion continued for this topic. There remains several different opinions as to how best  
22 manage the public's desire to retain rural character and opens space, and the perceived rights of  
23 property owners to divide and develop their property. A primary concern remains the intent to  
24 maintain large lots and parcels in the FR Farming Residential district which remain compatible with  
25 those who wish to keep animals or farm. Should open space be required to effectively maintain  
26 larger lot sizes and or buffers when land divisions occur, or should another method be utilized, such  
27 as standards similar to cluster development? Gary Edwards, the developer for McGuire Ravine and  
28 proposed McGuire Ravine phase 2 was in attendance and provided an overview of his current  
29 development and his phase 2 proposal. Mr. Edwards preserved a significant ravine (hence the  
30 development's name) using the open space required for his development. He did not appear to have  
31 any objections to the open space requirement in general, but rather was interested to understand how  
32 it was currently implemented so he could complete his phase 2 development plan.  
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34 Chairman Meisel suggested we begin to move from our discussions to a proposal or proposals to  
35 further evaluate. Consensus was to further evaluate requiring 3 acre lot minimums in FR with no  
36 open space required, or allowing 2 acre lots clustered with open space required, either at the option of  
37 the developer. Planner Hodges will prepare draft regulations for this concept and review section  
38 maps for the FR district to examine the potential impact to intended development.

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**NEW BUSINESS #1: Exotic Animal Ordinance**

Chairman Meisel brought forward rough draft exotic animal regulations in response to an exotic animal facility (Supe’s Exotic Jungle). As background it was explained the operation was discovered as a result of a Tri-County Times request for Township comment. The use is not permitted by our current Zoning Ordinance and no permits were applied for. Meisel described the operation and showed some of the information from the owner’s website and Facebook page. It was noted the operation appears to be well run, is primarily an animal education venture, and is popular with area schools. The operation is located in the FR district and reasonably isolated from surrounding homes. Meisel asked if a decidedly rural community is not the right place for a use such as this then where? He referenced the Howell Nature Center as a similar use (wildlife rehabilitation is a significant portion of the center) and compared the proximity to residential homes. Discussion with the owner/operator is needed to better understand the current use, future expansion plans, state and federal regulation compliance, licensing, etc. Question – Are we interested in pursuing regulations which would allow this use to exist, if the operation meets applicable state and federal requirements? All were in favor. The Planning Commission Subcommittee will meet with the owner/operator to further understand their operation and needs, and determine how to best proceed.

**MISCELLANEOUS BUSINESS:**

- 1) Planning and Zoning Administrator's Report: NONE
- 2) Other Business Items: None
- 3) Township Board Actions: NONE
- 4) ZBA Report: NONE

**ADJOURNMENT:** The meeting adjourned at 9:15 p.m.

**NEXT MEETING:** April 12, 2016 – Regular Meeting

Respectfully Submitted By:  
  
Mark Meisel  
Planning Commission Chairman