

**TYRONE TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES
April 26, 2016 7:00 p.m.**

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

ABSENT: Anne Linder

OTHERS PRESENT: Tyrone Township Planner Brian Keeseey, Tyrone Township Zoning Administrator Ross Nicholson.

CALL TO ORDER: 7:00 pm by Chairman Meisel

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC: No comments

APPROVAL OF THE AGENDA:

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

APPROVAL OF THE MINUTES:

Wardin pointed out a typo on line 72, the parcel ID was missing one zero.

Pool moved to approve the April 12, 2016 minutes as amended (Gonzalez seconded.) The motion carried by unanimous voice vote.

Wardin moved to suspend the order of business. (Gonzalez seconded.) The motion carried by unanimous voice vote.

NEW BUSINESS # 1: Vale Royal Special Land Use Site Plan Amendment (7:07 pm)

Chairman Meisel opened the discussion with a brief summary of the issues to be addressed. Valerie Johnson made some minor changes to her site plan. These changes were detected by Livingston County Livingston County Building Department and Ms. Johnson was advised her plans needed to match the site improvements to be inspected by the building inspector. The County requested revised plans be signed by the township and provided to the Building Department for inspection and permitting approval. Because the proposed revisions to the site plan are considered to be “minor”, it is only required they be reviewed by the Planning Commission and would not require a new public hearing. Chairman Meisel asked for Ms. Johnson to verify the only changes are the extension to the main (barn) structure which was to originally house the restrooms has been removed, and the restrooms have been relocated to the interior of the barn. Johnson confirms that was an accurate statement. Chairman Meisel states that since the building has been modified, the Planning Commission needs to make sure there have been no significant changes to building access/vision. Tyrone Township Planner Brian Keeseey confirms that there were no problems identified with the plan revisions, but requested clarification on the elevation drawings provided. Keeseey wanted to make sure the East and South elevations are included and correct, and made mention that the stairs on the North elevation drawing do not appear in the site plan. Johnson clarifies that the elevations presented

are accurate, and that the stairs in the drawing were only a suggestion from her architect, and that they will not be included in the finished project. Keeseey states that he has no further questions, and that all is good with the new plan. Chairman Meisel requested clarification that nothing has changed with the East elevations. Wood requested clarification that the only changes to the plan have been essentially reducing the square footage of the structure. Johnson confirmed that the statements were accurate. Chairman Meisel stated that the last issue would be to amend the Land Use Permit to satisfy the request from Livingston County, changing the item description from barn/shed to commercial barn/barn. Meisel requested that the Zoning Administrator contact the County to verify the change in the item description then amend the permit as requested. Zoning Administrator Ross Nicholson agreed to work with the County to satisfy the request. Chairman Meisel asked if there were any further questions. No questions were received. Gonzalez moved to approve the amended site plan. (Pool seconded.) The motion carried by unanimous voice vote. Agenda Item closed at 7:25 pm.

OLD BUSINESS #1: Open Space Requirements and Calculation Method (7:26 pm)

Tyrone Township Planner Brian Keeseey opens the discussion with a quick analysis of the zoning map which showed existing nonconforming lots of record in the FR district (less than 2 acres), as well as the new nonconforming lots that would be created if the plan for 3 acre minimum parcels is adopted. Keeseey stated that the current percentage of nonconforming lots in the FR district is approximately 12%, and if adopted, the new plan for 3 acre minimum parcels would increase that percentage to approximately 33% (increasing the number of nonconforming lots by 224.) Chairman Meisel added that the percentages presented may cause somewhat of a misrepresentation, it could either be viewed by the numbers or the total area as a ratio. The number of nonconforming lots based on total area would still be very small in comparison to the total area of the FR district. Keeseey commented that there would be more concern if all of the nonconforming parcels were clustered, but because they are so widely dispersed, they should not be a major concern. Chairman Meisel agreed that it is beneficial overall that the nonconforming parcels would be widely scattered, as opposed to being clustered. Cam inquired as to why the proposed 3 acre minimum lot size would be a better option than 2 acre minimum lot sizes. Chairman Meisel responded that because these parcels would be zoned as Farming Residential, it would be more beneficial to have larger lot sizes because that is one of the primary reasons residents choose to live in that zone. Wardin added that the 3 acre minimum would also allow residents to own animals because the minimum acreage required for 1 animal unit in the Zoning Ordinance is 3 acres. Chairman Meisel added that the proposed 3 acre minimum lot size would help to preserve existing land uses in the FR district, and clarified that the proposed minimum 3 acre parcels would not require open space. Wardin added that the majority of current nonconforming lots already have existing single family dwellings, which would reduce the possibility of creating lots that would be considered too small to be buildable. Chairman Meisel stated that the Planning Commission will need to revisit the issue of nonconforming lots, concerns about future land divisions/splits, and establish minimum lot size requirements. This may not be addressed during the next meeting, but further discussion will definitely continue in the near future. Chairman Meisel requested Keeseey begin working on similar scenarios for the RE, R-1, and R-2 districts. Discussion on item closed at 8:31pm.

OLD BUSINESS #2: Exotic Animal Ordinance (8:41 pm)

The discussion opens with Chairman Meisel summarizing the previous discussions regarding the ordinance changes for ownership, care, and display of exotic animals. The proposed changes to the ordinance are primarily based on exotic animal regulations both locally and nationwide, with specific adjustments to meet the needs of Tyrone Township. He explained that based on the discussion and findings so far, the rural residential area of the current exotic animal zoo wouldn't be a bad fit as long as the surrounding neighbors could agree on the terms of the special land use permit. During the last Planning Commission meeting on April 12th, the first draft of the ordinance changes were presented and discussed, allowing Tyrone Township Planner Brian Keesey to make the necessary adjustments to create a second draft to be reviewed during this meeting. Keesey then began to give an overview of the adjustments and changes that had been made. He explains that in this second draft some of the USDA references have been cleaned up and new definitions have been added to help classify the animals in question. Keesey continues to break down the definitions in the proposed ordinance. Chairman Meisel explained that the purpose of breaking down the definitions is to adjust the ordinance to include provisions for the exotic animals, since the current ordinance only addresses the keeping of common pets (such as cats and dogs.) Upon completion of discussing the recent changes to definitions, general questions and concerns from the audience were received by the Planning Commission. The questions were discussed and answered by the commissioners in the most accurate way possible, with the disclaimer that this special meeting is not the time when site specific land use permit decisions can be made, and that there will be a notice sent to all properties within 300 feet of the operation informing the public that a public hearing will take place to allow their concerns to be heard. This public hearing will be the time to ultimately decide if the business will be a good fit for the community. After addressing the concerns of the audience, Wardin brought up a question about the wording of a sentence in the ordinance pertaining to the confinement of animals. Chairman Meisel replied with an explanation that confinement could mean any means of control or restraint, such as a fence, leash, moat, etc. It was then decided the wording be changed to "under immediate control of a person," in order to reduce confusion. Chairman Meisel then asked if there were any more questions. No questions were received. He stated that there will be a public hearing held in two weeks to address public concerns and questions. The item closed at 9:48 pm.

OLD BUSINESS #3: Supplementary Shoreland Regulations (8:41 pm)

The discussion opened with Chairman Meisel explaining the goal of the agenda item. The goal was to attempt to consolidate the existing regulations for docks and other waterfront related accessory structures and clearly reference Michigan Riparian laws applicable to wetlands and lakeshores. He continued with a brief overview of the topic and read through the memorandum, highlighting the proposed adjustments. No changes were made to the draft. The discussion ended at 10:14 pm.

MISCELLANEOUS BUSINESS:

- 1) Planning and Zoning Administrator's Report: None
- 2) Other Business Items: The Livingston County Planning Commission recommended approval of the select parcels to be rezoned to PCI. Meisel will prepare an agenda item letter for the Township Board.

- 3) Township Board Actions: The Township Board adopted the PCI amendments and Outdoor Furnace Regulation during their 4-19-16 meeting.
- 4) ZBA Report: None
- 5) Future Items: N/A
- 6) Correspondence: N/A

ADJOURNMENT: 10:15 pm

Respectfully Submitted by,

Ross Nicholson