

1                                   **TYRONE TOWNSHIP PLANNING COMMISSION**  
2                                   **SPECIAL MEETING MINUTES**  
3                                   **June 28, 2016    7:00 p.m.**

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

6   **ABSENT:** Al Pool.

7   **OTHERS PRESENT:** Tyrone Township Planner Brian Keeseey, Tyrone Township Clerk  
8   Marcella Husted, and ZBA Commissioner Don Lovasco.

9   **CALL TO ORDER:** 7:00 pm by Mark Meisel

10  
11   **PLEDGE OF ALLEGIANCE:**

12  
13   **CALL TO THE PUBLIC:**

14   No comments were offered for non-agenda items.

15  
16   **APPROVAL OF THE AGENDA:**

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

19   **APPROVAL OF THE MINUTES:**

20   Gonzalez moved to approve the June 14, 2016 minutes as amended (Wardin seconded) The  
21   motion carried by unanimous voice vote.

22  
23   **Old Business #1: Klavon Request for a 1200 sq. ft. Accessory Structure in R-1**

24   Gonzalez moved to remove the Klavon request from the table. (Puckett seconded) The motion  
25   carried by unanimous voice vote. Referencing the items requiring clarification from the June 14,  
26   2016 meeting, the applicant has resized the requested accessory building to 24 x 40 feet (960  
27   square feet), contour information was provided, and the elevation views have additional detail to  
28   specify the building height and roof peak dimensions. The applicant is now in compliance with  
29   Section 21.02.G.

30  
31   Puckett moved to approve the amended Klavon request for an accessory building area increase to  
32   960 square feet since the applicant is now in compliance with our Zoning Ordinance. (Gonzalez  
33   seconded) The motion carried by unanimous voice vote.

34  
35   **Old Business #2: Will Request for a 1200 sq. ft. Accessory Structure in R-1**

36   Wardin moved to remove the Will request from the table. (Puckett seconded) The motion  
37   carried by unanimous voice vote. Referencing the items requiring clarification from the June 14,  
38   2016 meeting, the applicant has clarified the roof slope and roof peak height which results in an  
39   approximate 18.5 foot average height, contour information was provided, and the site plan has  
40   additional notes clarifying the accessory structure siding will match the house, the roof will  
41   match the house, and the attic space will be used as an unfinished storage area. The applicant is  
42   now in compliance with Section 21.02.G.

43 Wardin moved to approve the amended Klavon request for an accessory building area increase to  
44 1200 square feet since the applicant is now in compliance with our Zoning Ordinance. (Puckett  
45 seconded) The motion carried by unanimous voice vote.  
46

47 **OLD BUSINESS # 3: Anthanisiou/Hoffman Land Division**

48 The conditional approval items needing to be addressed prior to Township Board consideration  
49 were reviewed (items a – f in the recommendations section of the April 6, 2016, McKenna  
50 review letter). Per the applicants request it was agreed to strike item e but include in the  
51 Planning Commission’s final recommendation a statement indicating recommendation and  
52 approval of the requested land division does not guarantee the resulting parcels are buildable.  
53 Item f has not yet been provided. Item g, site plan details for the shared private driveway,  
54 remain inadequate. Sections 23.02.R and 24.05.J specify the requirements for the application to  
55 be favorably considered. Emergency vehicle access remains the primary concern. Planner Brian  
56 Keesey will convey the remaining needs to the applicant.  
57

58 Wardin moved to table the request to allow the applicant additional time to comply with the  
59 conditions outstanding. (Gonzalez seconded) The motion carried by unanimous voice vote.  
60

61 **OLD BUSINESS # 4: Mikat Boundary Realignment**

62 This request was removed from the Township Board’s June 21, 2016, agenda due to errors found  
63 in the legal descriptions submitted to them for approval. Chairman Meisel requested  
64 confirmation the applicant’s representative had in fact already recorded the legal descriptions  
65 with the Livingston County Register of Deeds prior to receiving Township Board approval as  
66 required by Tyrone Township’s Land Division and Zoning Ordinances, and as required by The  
67 Land Division Act, PA 288 of 1967 (Section 560.109). Brent Shaltz, representing Mikat, stated  
68 he had recorded the legal descriptions with the County. Meisel expressed his concern regarding  
69 the process violations, in particular the fact inaccurate legal description were recorded.  
70 Three new documents were provided, Mikat 5, Mikat 11, and Mikat 12. With the exception of  
71 one minor spelling error these legal descriptions have been verified as accurate by both Secretary  
72 Wardin and McKenna.  
73

74 Wardin moved to recommend Township Board approval of the Mikat boundary realignment,  
75 referencing the newly submitted Mikat 5, Mikat 11, and Mikat 12 legal descriptions and drawing  
76 as the documents of record. (Gonzalez seconded) The motion carried by unanimous voice vote.  
77

78 **OLD BUSINESS # 5: Open Space Requirements and Calculation Method**

79 Chairman Meisel provided background information so new Township Clerk Marcella Husted had a  
80 better understanding of what was being developed by the Planning Commission. The prior findings  
81 of existing nonconforming lots and the resulting nonconforming lots created if minimum lot areas  
82 were increased was reviewed for the FR, RE, R-1, and R-2 districts. Planner Keesey will investigate  
83 if the parcels remaining in each district that could be divided have been developed since the map was  
84 created. This will give us a better understanding of the impact, if any, created if minimum lot areas  
85 are increased.  
86  
87

88 **OLD BUSINESS # 6: Final Text Changes to Proposed Exotic Animal and Supplemental**  
89 **Shoreland Regulations**

90 Planner Keesey reviewed the text changes made to the proposed Exotic Animal Ordinance as  
91 discussed during our May 10, 2016, meeting. Brent Barrick, owner of Supe’s Exotic Jungle, offered  
92 some suggestions. Item E.3 Proof of Insurance – this should focus on the applicant having liability  
93 insurance, not the specifics of what the insurance covers. The Planning Commission should  
94 determine the appropriate coverage needed for a specific use and/or location during its review of the  
95 application. Item 1 – clarify the measurement of reptiles other than snakes is from snout to tail with  
96 a 4 foot maximum, and increase the allowed maximum size of non-venomous snakes to conform  
97 with the typical adult size of a store bought Boa Constrictor (from 8 to 10 feet). Add Emus to the  
98 domesticated animal definition. Remove “non-native) from E.5. All agreed these amendments were  
99 reasonable and should be incorporated.

100  
101 Chairman Meisel reviewed the proposed Shoreland Regulations amendments. The use of docks has  
102 been clarified to be specific to the docking and mooring of boats owned by those not residing at the  
103 home. The lakes within Tyrone Township are all private, therefore, per Michigan Riparian Law,  
104 only boats owned and titled to the property owners with riparian rights are allowed on the lakes. All  
105 others are trespassing per Michigan Law.

106  
107 **OLD BUSINESS # 7: Recommendations to Livingston County Planning and the Tyrone**  
108 **Township Board**

109 This item was deferred to the next meeting due to the late hour and to allow incorporation of the  
110 changes to the Exotic Animal Ordinance agreed to this evening.

111  
112 **OLD BUSINESS # 8: Planning Commission Annual Report to Township Board**

113 Chairman Meisel reviewed the proposed report, incorporating changes requested during the May 10,  
114 2016, meeting. The PC Action List will be provided as an attachment to the report. Audience and  
115 Planning Commissioners once again were vocal in their support of a Township wide garbage  
116 collection service to reduce damage to our roads and greatly reduce the cost of garbage collection for  
117 most residents. While some neighborhood associations have entered into single hauler contracts for  
118 approximately \$125 per year for trash, recycling, and lawn waste removal, most residents are paying  
119 more than \$300 per year via individual contracts for similar services. Puckett is concerned those who  
120 do not need garbage service for one reason or another would then be charged for the service. A  
121 special assessment is not a perfect solution for all, but it could be argued the savings resulting from  
122 better road conditions might offset the assessment cost. Currently many areas of the Township are  
123 served by four waste removal companies. This results in as many as 12 garbage trucks traversing the  
124 Township’s roads each week. There are also garbage bags and cans along the roadside four days  
125 each week due to the companies having different pick up days and times, giving the Township  
126 roadsides a poor appearance. It was unanimously agreed to forward the report to the Township  
127 Board.

128  
129 **MISCELLANEOUS BUSINESS:**

- 130 1) Planning and Zoning Administrator's Report: None
- 131 2) Other Business Items: None
- 132 3) Township Board Actions: None
- 133 4) ZBA Report: None
- 134 5) Future Items: N/A
- 135 6) Correspondence: N/A

136  
137 **ADJOURNMENT: 10:08 pm**  
138  
139 **Respectfully Submitted by,**  
140  
141 **Mark Meisel, Chairman**