

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES**
3 **October 11, 2016 -7:00 p.m.**
4

5 **PRESENT:** Mark Meisel, Dave Wardin, Cam Gonzalez, Bill Wood, Al Pool, and Kurt Schulze.

6 **ABSENT:** Ron Puckett

7 **OTHERS PRESENT:** Tyrone Township Planner Brian Keesey, Tyrone Township Zoning
8 Administrator Ross Nicholson.

9 **CALL TO ORDER:** 7:01 pm by Chairman Meisel

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11 **PLEDGE OF ALLEGIANCE:** 7:02 pm

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13 **CALL TO THE PUBLIC:** 7:02 pm

14 A resident brought up the topic of temporary accessory structures and inquired about the current
15 restrictions and regulations in place. A brief discussion followed where Chairman Meisel
16 explained the current regulations and agreed they should be reviewed in the future, which
17 satisfied the resident's inquiry. Cam Gonzalez commented that the resident had brought up a
18 good topic and agreed it should be discussed further in the future.

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20 **APPROVAL OF THE AGENDA:** 7:16 pm

21 Cam Gonzalez moved to approve the agenda as presented. Al Pool seconded. The motion
22 carried by unanimous voice vote.

23 **APPROVAL OF THE MINUTES:** 7:20 pm

24 Al Pool moved to approve the September 13, 2016 minutes as amended. Dave Wardin seconded.
25 The motion carried by unanimous voice vote.

26 Dave Wardin moved to approve the September 29, 2016 minutes as presented. Al Pool
27 seconded. The motion carried by unanimous voice vote.

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29 *Dave Wardin made a motion to suspend the order of business. Cam Gonzalez seconded. The
30 motion carried by unanimous voice vote.

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32 **NEW BUSINESS # 1: Severns Boundary Realignment Application (10479 & 10487 Runyan**
33 **Lake Point)**

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35 Chairman Meisel opened the discussion with an overview of the application to bring the Planning
36 Commission up to speed. He explained that the three parcels as they exist today are nonconforming
37 because of the existing structures and setbacks, and that the applicant is attempting to reduce the
38 nonconformities by slightly realigning the boundaries. He continued explaining that there is an issue
39 with performing the boundary realignment since the second proposed parcel currently exists as two
40 lots which have not yet been combined officially. Because of this, the intermediate step of the
41 boundary realignment process would violate the Zoning Ordinance since it would be creating a
42 nonconforming parcel for a short period of time. Although the end result would be two conforming
43 parcels, there would be a brief period of time that a nonconforming parcel would exist, creating an

44 issue with the boundary realignment as proposed. Chairman Meisel continued by proposing an
45 alternative scenario where one more step would be involved which would not result in any
46 nonconforming parcels during any step of the process.

47
48 Dave Wardin mentioned that there would need to be more drawings which show the existing parcels
49 and the end result. Chairman Meisel agreed that an existing parcel survey is needed, as well as a
50 drawing showing the intermediate step, and the end result with updated legal descriptions. He stated
51 that this boundary realignment should be a relatively simple and straightforward request, but updated
52 drawings will be needed before it can be approved.

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54 Dave Wardin made a motion to table the application until updated drawings and legal descriptions
55 are received. Cam Gonzalez seconded. The motion carried by unanimous voice vote.

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57 The item closed at 7:37 pm.

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59 **OLD BUSINESS # 1: Article 27: Signs - Review for compliance with SCOTUS decision –**
60 **Content neutral requirement - 7:37 pm**

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62 Chairman Meisel opened the discussion stating that he had been traveling around the township to
63 photograph existing signs and categorizing them based on the sign ordinance which is currently in
64 place. His reasoning behind doing this was so that the Planning Commission can be better informed
65 on what types of signs exist currently and how they are being regulated.

66
67 The Planning Commissioners and Planner Brian Keesey continued with an open discussion on the
68 signs that exist within the township. Brian Keesey then went through a draft he had created of a
69 temporary sign table which breaks signs into categories and shows restrictions and regulations for
70 each type. The purpose of this table was so that the Planning Commission could compare current
71 regulations to the proposed and make adjustments as needed so the sign ordinance can be updated.
72 Chairman Meisel mentioned that when the current sign ordinance was being created they tried to
73 envision every type of possible sign, then determined regulations. He continued stating a major
74 advantage to proceeding with this type of review is that the Planning Commission has the
75 opportunity to see what type of signs currently exist, what additional types of signs could be
76 permitted or prohibited, and what the appropriate regulations should be for each category.

77
78 Brian Keesey continued walking the Planning Commission through the temporary sign table draft
79 and received feedback from the Planning Commission.

80
81 Chairman Meisel then went through the photographs of the existing signs within the township,
82 explaining each and accepting comments.

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84 The item was closed at 10:10 pm

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86 **MISCELLANEOUS BUSINESS:**

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88 It was proposed that the November 10, 2016 meeting be rescheduled to November 3, 2016, due to
89 Planning Commission personnel availability.

90 The item was closed at 10:12 pm

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94 1) Planning and Zoning Administrator's Report: No

95 2) Other Business Items: No

96 3) Township Board Actions: No

97 4) ZBA Report: No

98 5) Future Items: N/A

99 6) Correspondence: N/A

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102 **ADJOURNMENT:** 10:13 pm