

1 **TYRONE TOWNSHIP PLANNING COMMISSION REGULAR**
2 **MEETING MINUTES**
3 **December 8, 2016 -7:00 p.m.**

4
5 **PRESENT:** Mark Meisel, Dave Wardin, Cam Gonzalez, Ron Puckett, Al Pool, and Kurt
6 Schulze.

7 **ABSENT:** Bill Wood

8 **OTHERS PRESENT:** Tyrone Township Planner Brian Keesey

9 **CALL TO ORDER:**

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11 **PLEDGE OF ALLEGIANCE:**

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13 **CALL TO THE PUBLIC:** No comments were received.

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15 **APPROVAL OF THE AGENDA:**

16 Dave Wardin made a motion to approve the agenda as presented. Cam Gonzalez supported the
17 motion. The motion carried by unanimous voice vote.

18 **APPROVAL OF THE MINUTES:**

19 Cam Gonzalez made a motion to approve the November 3, 2016 minutes as presented. Al Pool
20 supported the motion. The motion carried by unanimous voice vote.

21
22 Dave Wardin made a motion to suspend the order of business to review New Business item #1
23 first. Cam Gonzalez supported the motion. The motion carried by unanimous voice vote.

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25 **NEW BUSINESS # 1: Spinneweber Boundary Realignment Application**

26 Chairman Meisel opened the discussion with an apology to the applicant regarding the
27 inoperability of the television monitors which are typically used to display application
28 information to the Planning Commission and the public. He suggested that someone should
29 create a set of instructions for disassembly/assembly for instances when the Township Hall is
30 being used for purposes other than meetings to reduce the likelihood of similar problems
31 occurring in the future. Al Pool will communicate the request back to the Township Board.

32
33 Chairman Meisel introduced the application and expressed gratitude to the applicant for being in
34 attendance. He then suggested that Tyrone Township Planner, Brian Keesey go through the
35 review he had prepared for the application. Brian Keesey began by summarizing the proposed
36 boundary realignment. He then went through the details of the current parcel configuration,
37 explaining that the existing dwelling on Parcel 19 is currently nonconforming due to
38 encroachments on the front and side yard setbacks due to the narrowness of the parcel. He then
39 explained how the proposed boundary realignment would reduce these nonconformities,
40 expressing that all nonconformities would not be eliminated, but they would be reduced to create
41 a more conforming parcel. Chairman Meisel added that this application is a good example of a
42 model boundary realignment because the drawings are complete and well done.

43 Brian Keeseey continued the review by going through the minimum lot width requirements,
44 which he determined would be met in the proposed realignment. He added that both parcels
45 would meet the lot size, shape, and coverage requirements. Although Parcel 19 would not
46 become completely conforming, it would eliminate one of the side yard setback encroachments.
47 He mentioned that the rest of the application is complete and the drawings and legal descriptions
48 submitted meet the requirements of the zoning and land division ordinances. He stated that the
49 elevation map which shows contours at specified intervals was inaccurate, but there are no
50 concerns since the elevations do not impact this particular boundary realignment. He then
51 recommended approval by the Planning Commission.

52
53 Dave Wardin inquired about the titles of the drawings since the drawings titled “proposed” may
54 not necessarily be in a recordable format. Chairman Meisel mentioned that any drawing which
55 says proposed may be recorded at the Livingston County Register of Deeds; however, in those
56 instances the title would typically be amended by hand to avoid confusion. Brian Keeseey
57 mentioned that he had made the request in an earlier review that the title be changed to
58 “proposed” from “parcel reconfiguration.”

59
60 Dave Wardin made a motion to recommend Township Board approval of the proposed boundary
61 realignment conditional of the word “proposed” being removed. Cam Gonzalez supported the
62 motion. The motion carried by unanimous voice vote.

63 64 **NEW BUSINESS # 2: Registered Designer Regulations Review and Amendment**

65 Chairman Meisel introduced the topic and suggested Brian Keeseey proceed with his presentation
66 which he had prepared based on his findings. Brian Keeseey stated that the topic of electronic
67 signatures had been brought up during a previous meeting since the Zoning Ordinance requires a
68 raised seal be present on any final drawings before final approval by the Township Board. He
69 stated Michigan Public Act 178 of 2013 now allows electronic seals and signatures to be
70 accepted in place of a raised seal.

71
72 Chairman Meisel requested clarification on the types of professionals affected under the Public
73 Act. Brian Keeseey explained that the requirements have not changed; they still apply to
74 engineers, land surveyors, architects, and landscape architects. Chairman Meisel inquired if
75 those professionals would be required to do anything before they are allowed to submit
76 documents with an electronic signature. Brian Keeseey replied that they would be allowed to
77 submit with electronic signatures by default, without any additional requirements.

78
79 Brian Keeseey continued stating that the Tyrone Township Zoning Ordinance/Land Division
80 Ordinance would not necessarily need to be amended since electronic signatures are now
81 recognized as being equivalent to a raised seal. He suggested that the wording be changed to
82 include electronic signatures for clarification purposes.

83
84 Dave Wardin recommended that additional changes should be made to require engineering
85 drawings and calculations include a professional electronic signature or raised seal. Brian
86 Keeseey suggested that landscape architects should be qualified to make certain calculations as
87 well. Chairman Meisel offered a few suggestions to minimize the likelihood that a person who is
88 unqualified can submit false information.

89 Chairman Meisel summarized the topic stating the Planning Commission will continue to discuss
90 the specific language in the ordinances at a later date to add clarification.

91

92 **OLD BUSINESS # 1: Article 27: Signs - Review for compliance with SCOTUS decision –**
93 **Content neutral requirement**

94 Chairman Meisel opened the discussion by introducing the photograph Brian Keesey had sent
95 out as an example of a bad commercial sign. A brief discussion on the photograph followed.

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99 Chairman Meisel then invited Brian Keesey to continue through the sign ordinance review he
100 had prepared. Proposed amendments presented include a severability section, a section
101 clarifying that consistent with the SCOTUS decision a lawful commercial sign can include a
102 noncommercial message, electronic sign regulations, language to permit signs regulatory signs
103 larger than the size stated in the Ordinance if the required legal size is larger (example – an
104 OSHA sign), and onsite directional signs. He presented a few examples of improved graphics
105 which could be incorporated into the Ordinance as visual aids. There was a discussion amongst
106 the Planning Commission focusing on the number and size of permitted incidental signs. The
107 topic then shifted to directional signs when the size and number permitted was discussed. It was
108 decided if the directional signs are not visible from the roadway the property owner should be
109 allowed to install signs as desired to direct traffic. Electronic message sign illumination
110 measurement was also discussed. A measure of Nits is being proposed but lumens or foot

111 candles are more familiar to most. The question of how to measure light intensity was also
112 discussed. Further development of revised sign regulations will continue during a future
113 meeting.

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116 **MISCELLANEOUS BUSINESS:**

117 **1) Planning and Zoning Administrator's Report: None**

118 **2) Other Business Items: None**

119 **3) Township Board Actions: None**

120 **4) ZBA Report: None**

121 **5) Future Items: N/A**

122 **6) Correspondence: N/A**

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125 **ADJOURNMENT: 9:00 pm**