

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES**
3 **August 22, 2018 6:00 p.m.**
4
5

6 **PRESENT:** Mark Meisel, Dave Wardin, Kurt Schulze, Al Pool, and Bill Wood

7 **ABSENT:** None

8 **OTHERS PRESENT:** Tyrone Township Planner Brian Keesey, Tyrone Township Planner Greg
9 Elliott, and Tyrone Township Planning & Zoning Administrator Ross Nicholson

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11 **CALL TO ORDER (6:03 pm):** The meeting was called to order by Chairman Mark Meisel.

12 **PLEDGE OF ALLEGIANCE (6:04 pm):**

13 *Chairman Meisel requested that the Planning Commission take a moment of silence to reflect on*
14 *the life and service of Cam Gonzalez who had recently passed away. He was a great man who*
15 *was invaluable to the community. He will be dearly missed.*
16

17 **CALL TO THE PUBLIC (6:06 pm):**

18 No comments were received.
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20 **APPROVAL OF THE AGENDA (6:06 pm):** Kurt Schulze moved to approve the agenda as
21 presented. Al Pool supported the motion. Approved as presented. Motion carried by unanimous
22 voice vote.
23

24 **APPROVAL OF THE MINUTES (6:07 pm):**

25 Approval of the minutes was deferred.
26

27 *Chairman Meisel introduced Greg Elliott, a Principle Planner at Mckenna, and explained that*
28 *he would be taking Brian Keesey's place as Township Planner.*
29

30 *Brian Keesey explained that he had received additional responsibilities at McKenna which*
31 *would require much more time. He explained that, to make sure the Township receives all of the*
32 *planning consultation required, he would assist Greg and the Township during a transitional*
33 *period, in which he would actively participate in the more complicated ongoing applications. He*
34 *stated that he would work with Greg to ensure he is comfortable with understanding how the*
35 *Township operates to help accommodate a smooth transition.*
36

37 **OLD BUSINESS #1 (6:16 pm): Regulations for Solar Farms**
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39 Brian Keesey introduced the topic by explaining that the Planning Commission had left off on
40 the topics of locations and setbacks during their last discussion on the solar farms. He briefly
41 summarized the draft ordinance text that had been proposed as it is written in the McKenna

42 memo. He stated that the setbacks would adhere to lease unit boundaries, whether they be one
43 parcel or multiple contiguous parcels.

44
45 Bill Wood asked for an explanation on the proposed maximum lot coverage requirements for
46 solar operations. Greg Elliott explained that the lot coverage requirements would be similar to
47 those of other related uses and, in combination with the setback requirements, would prevent
48 potential compatibility issues with adjacent properties while also reserving portions of property
49 that could be used for agriculture.

50
51 Brian Keesey continued through the McKenna memo. He stated that he had tweaked some of
52 the language on drainage and stormwater to place the burden of evidence on an applicant to
53 demonstrate that a proposed solar facility would have an adequate stormwater management and
54 drainage plan. He also explained that he had added language to the draft in order to hold the
55 operator responsible for the specific site management and financial aspects over property owners
56 to make sure they have accountability. Chairman Meisel suggested that it may be a good idea to
57 look further into the possibility of requiring an annual surety bond to ensure full financial
58 accountability.

59
60 Brian Keesey mentioned that he had removed all language associated with “Payment in Lieu of
61 Taxes”, which had been previously proposed, due to potential legal implications as opined by the
62 township attorney. Chairman Meisel suggested that the Planning Commission and Planners
63 continue to consider the financial aspects of solar farms as well as for other special land uses.

64
65 Chairman Meisel asked if there were any further comments or questions on the topic. No further
66 comments or questions were received.

67
68 Brian Keesey stated that he would revise the memo to reflect the feedback received.

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70 *The item was closed at 7:19 pm.*

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72 **NEW BUSINESS #2 (7:21 pm): Hager Land Division:**

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74 Chairman Meisel opened the discussion. He stated that the application had previously been
75 reviewed and the Planning Commission had compiled a list of remaining requirements that
76 needed to be addressed before a recommendation for approval could be made. He explained that
77 several dimensions needed to be added to the drawings to verify that all proposed parcels would
78 meet the minimal dimensional requirements for the zoning district and to verify that the proposed
79 shared private driveway easement was designed up to the current Zoning Ordinance standards.
80 He stated that a revised shared private driveway cross-section drawing was needed to confirm the
81 design of the driveway itself would meet the minimum standards in the Zoning Ordinance. He
82 stated that the drawings with the requested revisions would need to be provided in a recordable
83 format before the could be considered for approval by the Township Board. The last outstanding
84 requirement was that the shared private driveway maintenance agreement should be cleaned up
85 to include information specific to the proposed parcels and be provided in a recordable format.

86

87 The Planning Commission briefly discussed the application. They reviewed the revised
88 drawings and documents to verify that the requested revisions had been completed and confirm
89 that they met all applicable requirements and standards of the Zoning Ordinance and Land
90 Division Ordinance.

91 Following the discussion, it was determined that several items still needed to be addressed for the
92 application to be considered complete and compliant with all applicable ordinances. It was
93 suggested that a dimension should be added at the north boundary of the proposed new parcels to
94 demonstrate that the proposed shared private driveway would not be directly centered between
95 the two (2) parcels. It was also suggested that the driveway cross-section drawing should be
96 revised to show there would be sixteen feet (16') of improved gravel surface with two-foot (2')
97 load-bearing shoulders on either side. It was also reiterated that the drawings, once corrected, as
98 well as the shared private driveway maintenance agreement would need to be provided in a
99 recordable format prior to Township Board review of the application.

100 Dave Wardin made a motion to recommend Township Board approval of the proposed Hager
101 Land Division application conditional upon completion of minor revisions to the drawings and
102 maintenance agreement. Al Pool supported the motion. The motion was carried by unanimous
103 voice vote.

104 *The item was closed at 7:52 pm.*

105 **NEW BUSINESS #3 (7:52 pm): Sign Regulations**

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107 The item was deferred due to a lack of time.

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109 **MISCELLANEOUS BUSINESS (7:54 pm):**

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111 The Planning Commission briefly discussed open applications and pending ordinance
112 amendments.

113 *The item was closed at 8:19 pm.*

114 *The meeting was adjourned at 8:20 pm.*