

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES**
3 **September 11, 2018 7:00 p.m.**

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5
6 **PRESENT:** Mark Meisel, Dave Wardin, Kurt Schulze, Al Pool, Bill Wood, Perry Green, and
7 Kim Veenstra

8
9 **ABSENT:** None

10
11 **OTHERS PRESENT:** Tyrone Township Planner Greg Elliott and Tyrone Township Planning &
12 Zoning Administrator Ross Nicholson

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14 **CALL TO ORDER (7:02 pm):** The meeting was called to order by Chairman Mark Meisel.

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16 **PLEDGE OF ALLEGIANCE (7:03 pm):**

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18 **CALL TO THE PUBLIC (7:03 pm):** No comments were received.

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20 *Chairman Meisel suggested taking a brief moment to welcome Kim Veenstra and Perry Green to*
21 *the Planning Commission. The Planning Commission, Greg Elliott, and Ross Nicholson briefly*
22 *introduced themselves. Chairman Meisel also took a moment to thank Ron Puckett for his years*
23 *of service representing the residents of the Township and wished him well.*

24
25 **APPROVAL OF THE AGENDA (7:10 pm):** Al Pool moved to approve the agenda as
26 presented. Dave Wardin supported the motion. Motion carried by unanimous voice vote.

27
28 **APPROVAL OF THE MINUTES (7:10 pm):**

29 **June 12, 2018 Regular Meeting Minutes:**

30 The Planning Commission went through the draft minutes and suggested several minor revisions
31 to correct spelling and grammar and to add clarity.

32
33 Dave Wardin moved to approve the minutes as amended. Al Pool supported the motion. Motion
34 carried by unanimous voice vote.

35
36 **July 10, 2018 Regular Meeting and Public Hearing Minutes:**

37 The Planning Commission went through the draft minutes and suggested several minor revisions
38 to correct spelling and grammar and to add clarity.

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40 Kurt Schulze moved to approve the minutes as amended. Dave Wardin supported the motion.
41 Motion carried by unanimous voice vote.

42
43 *Dave Wardin moved to suspend the order of business deferring Old Business Item #1, Solar*
44 *Farm Regulations, to accommodate applicants in attendance. Kurt Schulze supported the*
45 *motion. Motion carried by unanimous voice vote.*

47 **NEW BUSINESS #1 (7:42 pm): Benecor Land Division**

48 Chairman Meisel suggested that Greg Elliott read through the McKenna review letter he had
49 prepared on the application. Greg Elliott went through the letter, item by item, indicating that
50 each requirement for approval had been fulfilled. The Planning Commission briefly discussed
51 the application and confirmed that all standards for the proposed land division had been fulfilled
52 with the exception of providing documents in a recordable format.

53

54 Kurt Schulze moved to recommend Township Board approval of the Benecor Land Division
55 application conditional upon providing the drawings in a recordable format prior to the Board
56 Meeting, noting it otherwise complies with all Land Division and Zoning Ordinance
57 requirements. Dave Wardin supported the motion. Motion carried by unanimous voice vote.

58

59 *The item was closed at 8:08 pm.*

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61 **NEW BUSINESS #2 (8:09 pm): Fults-Pine Meadow Boundary Realignment:**

62 Greg Elliott opened the discussion by summarizing the application and reading through the
63 McKenna review letter he had prepared. He concluded that the application was complete and
64 complied with all applicable standards except he recommended including an additional
65 dimension to the drawings to demonstrate that the width of the remainder parcel would comply
66 with the minimum lot width for the zoning district. The Planning Commission briefly discussed
67 the application. Dave Wardin stated that there were several discrepancies in dimensions and
68 bearings between the legal descriptions and the drawings. He suggested three (3) minor
69 revisions to the drawings and legal descriptions to correct the discrepancies.

70

71 Dave Wardin made a motion to recommend Township Board approval of the proposed Fults-
72 Pine Meadow boundary realignment application conditional upon revising the drawings and
73 legal descriptions to correct the three (3) errors previously discussed and providing the revised
74 documents in a recordable format. Al Pool supported the motion. The motion was carried by
75 unanimous voice vote.

76 *The item was closed at 8:28 pm.*

77 **NEW BUSINESS #3 (8:29 pm): Gibson-Tipsico Lake Land Division**

78 Greg Elliott introduced the topic with a brief summary of the application. He read through the
79 McKenna review letter he had prepared. The Planning Commission briefly discussed the
80 findings of the review letter and ultimately confirmed that all basic requirements for approval
81 had been met with the exception of confirmation from the Oakland County Road Commission
82 (OCRC) that they would permit a residential driveway approach on Tipsico Lake Road to
83 provide access to the proposed parcel. The agent for the applicant had provided documentation
84 from the OCRC, however, it was not a permit and the Planning Commission determined that
85 additional information would be required to fulfill the requirement for proof of access.

86

87 Al Pool made a motion to recommend Township Board approval of the proposed Gibson-Tipsico
88 Lake land division application conditional upon providing documentation from the Oakland
89 County Road Commission to prove the proposed parcel would be granted access and providing
90 the revised documents in a recordable format, also noting that approval of the land division does

91 not guarantee that the resulting parcel(s) will be buildable. Dave Wardin supported the motion.
92 The motion was carried by unanimous voice vote.

93 *The item was closed at 9:03 pm.*

94 **NEW BUSINESS #4 (9:09 pm): Cider Mill Crossings Second Entrance:**

95 Chairman Meisel introduced the topic by briefly summarizing the application that was received.
96 (note – no one representing the applicant was present) He explained that the Cider Mill
97 Crossings Manufactured Home Community was currently expanding to their final phase of
98 construction as approved in the consent judgement. He explained that, due to the expansion, the
99 community wishes to convert the current emergency entrance into a full-time entrance to better
100 manage traffic flow. He explained that the Planning Commission had previously reviewed the
101 application and stated that the Planner and Planning Commission believe that it would be
102 beneficial for the entrance to use a boulevard-style design as opposed to the unprotected design
103 they are currently proposing.

104
105 Greg Elliott read through the McKenna review memo he had prepared. The Planning
106 Commission briefly discussed the application. Chairman Meisel asked the Planning Commission
107 what their thoughts were in terms of how they should proceed. A brief discussion amongst the
108 Planning Commission followed. It was determined that the Fire Chief having jurisdiction over
109 the community should be asked to conduct a review of the plans for the proposed entrance and
110 provide feedback to the Planning Commission regarding fire response access prior to them
111 taking action on the application. Concerns were expressed that access for large vehicles, such as
112 fire trucks, might be difficult due to the access width and turning radiuses. Bill Wood mentioned
113 access using his work towing transport vehicles is challenging.

114
115 Al Pool moved to table the application pending the receipt of additional information. Kurt
116 Schulze supported the motion. Motion carried by unanimous voice vote.

117
118 *The item was closed at 10:00 pm.*

119 **MISCELLANIOUS BUSINESS (10:00 pm):**

120 Chairman Meisel polled the Planning Commission, inquiring about whether or not the next
121 workshop meeting should begin at 6:00 pm or 7:00 pm. The Planning Commission determined
122 that 6:00 pm would work best for them.

123 *The meeting was adjourned at 10:10 pm.*