

1                                   **TYRONE TOWNSHIP PLANNING COMMISSION**  
2                                   **REGULAR MEETING & PUBLIC HEARING MINUTES**  
3                                   **October 9, 2018 7:00 p.m.**  
4  
5

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

8   **ABSENT:** Bill Wood  
9

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

13   **CALL TO ORDER (7:09 pm):** The meeting was called to order by Chairman Mark Meisel.  
14

15   **PLEDGE OF ALLEGIANCE (7:09 pm):**  
16

17   **CALL TO THE PUBLIC (7:10 pm):**  
18

19   No comments were received.  
20

21   **APPROVAL OF THE AGENDA (7:11 pm):**  
22

23   The approval of the August 14, 2018 Regular Meeting Minutes was deferred. The Grohoski  
24   Request for a 1200 Square Foot Accessory Structure Application was withdrawn by the  
25   applicant.  
26

27   Kurt Schulze moved to approve the agenda as amended. Al Pool supported the motion.  
28   Approved as presented. Motion carried by unanimous voice vote.  
29

30   **APPROVAL OF THE MINUTES (7:13 pm):**

31   **August 14, 2018 Regular Meeting Minutes:**  
32

33   The August 14, 2018 Regular Meeting Minutes were deferred.  
34

35   **OLD BUSINESS #1 (7:13 pm): Cider Mill Crossings Second Entrance:**  
36

37   Chairman Meisel introduced the topic by briefly summarizing where the Planning Commission  
38   has left off. He stated that the Planning Commission and Planner have reviewed the plans for the  
39   proposed conversion of the existing emergency entrance to a primary entrance and the consensus  
40   was that a boulevard/separated approach would be preferred over the current proposal for an  
41   unseparated approach. He continued, stating that the Planning Commission also has concerns  
42   about the width and radius of the internal road system beyond the approach, noting that it may  
43   present potential difficulties for maneuvering large emergency vehicles such as the Fire  
44   Department's tanker trucks, especially if there were any vehicles parked along the road(s). He  
45   suggested that the Hartland-Deerfield Fire Chief should be contacted and asked to review the  
46   plans for the proposed entrance and existing internal road system to determine whether or not he

47 would approve of the approach as proposed and to provide comments on the potential for the  
48 Department’s vehicles to maneuver near that area. The Planning Commission agreed that the  
49 Fire Chief’s review will be necessary to determine whether or not the proposed design would be  
50 acceptable. A brief discussion on the approach, internal road system, and possible no-parking  
51 zones followed. (note: The applicant was not present)

52  
53 No action was taken.

54  
55 *The item was closed at 7:24 pm.*

56  
57 **NEW BUSINESS #2 (7:24 pm): Solar Farm Regulations:**  
58

59 Chairman Meisel introduced the topic with a brief summary of the aspects of the proposed  
60 ordinance text the Planning Commission had previously discussed. He went through a list of the  
61 latest revisions proposed for the draft. He asked Greg Elliott if he could provide an explanation  
62 of the separation between lease unit boundaries by a roadway as it was currently written in the  
63 draft. Greg Elliott elaborated and explained that the purpose of the specified text is to clearly  
64 define lease unit boundaries so they can be easily identifiable. A brief discussion on lease unit  
65 boundaries and other recent revisions to the draft were discussed between the Planning  
66 Commission and Planner.

67 No action was taken.

68 *The item was temporarily closed at 7:43 pm.*

69 **PUBLIC HEARING #1 (7:44 pm): Grohoski Request for a 1200 Square Foot Accessory**  
70 **Structure:**

71  
72 The application was withdrawn by the applicant prior to the meeting.

73  
74 *The item was closed at 7:44 pm.*

75 **PUBLIC HEARING #2 (7:44 pm): Betley Detached Accessory Structure on Adjacent Lot:**

76  
77 Chairman Meisel read the public hearing notice that had been published in the Tri County Times  
78 on Sunday September 23<sup>rd</sup>, 2018:

79 *“Notice is hereby given the Tyrone Township Planning Commission will hold a Public Hearing on*  
80 *Tuesday, October 9, 2018, beginning at 7:30 at the Tyrone Township Hall, 10408 Center Road, Fenton,*  
81 *Michigan 48430. The purpose for the Public Hearing is: To receive public comments regarding a request*  
82 *by Mark & Molly Betley, for a Detached Accessory Structure on Adjacent Lot Special Land Use on*  
83 *combined Lots 58 & 59 of the Plat of Runyan Lake Heights, regulated by Zoning Ordinance #36 Article 23*  
84 *Site Plan Review, Article 22 Special Land Uses, and Article 21 Supplemental District Regulations, also*  
85 *subject to compliance with the percent lot coverage and placement standards in Article 20, Schedule of*  
86 *Regulations, Tax ID 4704-09-402-056. The property is zoned LK-1, Lake Front Residential.”*  
87

88 Chairman Meisel asked if there was anyone in attendance who would like to make public  
89 comments or questions pertaining to the application. There were no people present who wished  
90 to comment on the application aside from the applicant, Mark Betley.

91  
92 *Chairman Meisel closed the public hearing at 7:47 pm.*

93  
94 Dave Wardin made a motion to suspend the order of business to move New Business Item #2  
95 (Betley Detached Accessory Structure on Adjacent Lot Application) above all other Business  
96 Items. Al Pool supported the motion. The motion carried by unanimous voice vote.

97  
98 **NEW BUSINESS #2 (7:49 pm): Betley Detached Accessory Structure on Adjacent Lot:**

99  
100 Greg Elliott read through the McKenna review letter he had prepared for the application. There  
101 was discussion throughout the reading of the review between the Planner, the Planning  
102 Commission, and the applicant, addressing each item in the letter. The Planning Commission  
103 arrived at the consensus that the applicant has demonstrated compliance with all requirements  
104 and standards for the proposed Special Land Use except for two (2); a detailed landscaping plan  
105 and recordable deed restrictions.

106  
107 It was suggested to the applicant that he could provide photographs of the subject property and  
108 adjacent properties to fulfill the landscaping plan requirement since it was explained that the site  
109 landscaping (as shown on the site plan) has already been completed. Chairman Meisel suggested  
110 that Ross Nicholson should consult with the Township Attorney regarding the recordable deed  
111 restrictions to ensure that they will comply with the requirements for the Special Land Use. He  
112 stated that once the deed restriction language is drafted, the Planning Commission Subcommittee  
113 could review it and, once they are satisfied, the document could be notarized and recorded with  
114 the Livingston County Register of Deeds (LCROD).

115  
116 Dave Wardin made a comment that there is a private road easement on the Runyan Lake Heights  
117 Plat for “Runyan Drive” directly adjacent to the subject property which means that there should  
118 be two (2) front yard setbacks. The site plan submitted by the applicant did not reflect that there  
119 were 2 front yard setbacks which could be problematic. There was a brief discussion between  
120 the Planner, Planning Commission, and applicant regarding the status of the private road  
121 easement and possible remedies for the dilemma. It was determined that the applicant should  
122 provide an updated statement from the Runyan Lake Heights Association (RLHAI) stating that  
123 there is no plan or intent to develop a road in the location of the undeveloped private road  
124 easement for “Runyan Drive”. The consensus was that if the Association is agreeable with  
125 providing the revised document, the undeveloped private road easement would not be considered  
126 a road and, therefore, the subject property would not be required to maintain a front yard setback  
127 along the abutting property line.

128  
129 Al Pool moved to recommend Township Board approval of the Betley Special Land Use  
130 application conditional upon providing photos to fulfill the landscaping plan requirement,  
131 providing deed restrictions in a recordable format, and providing updated documentation from  
132 the RLHAI stating that there is no intent to develop “Runyan Drive”. Perry Green supported the  
133 motion. The motion carried by unanimous voice vote.

134 *The item was closed at 9:23 pm.*

135

136 **NEW BUSINESS #2 (9:24 pm): Solar Farm Regulations (Continued):**

137

138 Chairman Meisel picked up where he had left off when the item was temporarily closed for the  
139 public hearing. The Planning Commission briefly discussed the status of the draft ordinance  
140 text. It was determined that the draft was nearly complete but should be revisited again prior to  
141 holding the required public hearing.

142 *The item was closed at 9:34 pm.*

143 **MISCELLANIOUS BUSINESS (9:34 pm):**

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

147 *The meeting was adjourned at 9:36 pm.*