

1 **TYRONE TOWNSHIP PLANNING COMMISSION**  
2 **REGULAR MEETING MINUTES**

3 December 11, 2018 7:00 p.m.  
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5

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

8 **ABSENT:** Perry Green  
9

10 **OTHERS PRESENT:** Tyrone Township Planner Greg Elliott and Tyrone Township Planning & Zoning  
11 Assistant Karie Carter  
12

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

15 **PLEDGE OF ALLEGIANCE (7:03 pm):**  
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17 **CALL TO PUBLIC (7:04 pm):**  
18

19 No comments were received.  
20

21 **APPROVAL OF THE AGENDA (7:04 pm):**  
22

23 Commissioner Dave Wardin moved to approve the agenda as presented. Commissioner Kurt Schulze  
24 supported the motion. The motion carried by unanimous voice vote.  
25

26 **APPROVAL OF THE MINUTES (7:05 pm):**

27 **October 9, 2018 Regular Meeting & Public Hearing**  
28

29 Wardin moved to approve the October 9, 2018 minutes as presented. Commissioner Al Pool supported  
30 the motion. The motion carried by unanimous voice vote.  
31

32 **OLD BUSINESS #1 (7:07 pm): Cider Mill Crossings Second Entrance:**  
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34 Meisel explained the request to modify an existing emergency entrance; to convert it into a second  
35 entrance. He showed the site plan where they are planning to expand a large area; it is anticipated that the  
36 number of homeowners/tenants will double from the current number. He showed the design proposal  
37 stating that the general concern was that it was going to be a high-intensity traffic use. The  
38 developmental standard for this type of use is to have a boulevard/separated approach; the sign could be  
39 incorporated into the boulevard as well.  
40

41 Tyrone Township Planner Greg Elliott expressed concerns regarding the design of the proposed entrance,  
42 asking if it complies with the Consent Judgment.  
43

44 Meisel responded that there hasn't been much more than general discussion. Supervisor Mike  
45 Cunningham spoke with some of the management at Cider Mill and their plan was to have the new  
46 entrance mirror the first entrance. While they can't exactly do that, they can make the area wider, add the

47 island and address the traffic flow. The commissioners agreed that the only way to resolve this is to meet  
48 with one or more of their representatives, however, that hasn't happened yet.

49  
50 A brief discussion on the location of mailboxes and bus stops followed.

51  
52 Wardin moved to table Old Business #1 Cider Mill Crossing Second Entrance pending receipt of more  
53 information and an applicant in attendance. Pool supported the motion. The motion carried by unanimous  
54 vote.

55  
56 Wardin moved to suspend the order of business, Pool supported the motion. The motion carried by  
57 unanimous vote.

58  
59 **NEW BUSINESS #1: YASMIN LLC LAND DIVISION (7:27 PM):**

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61 Meisel provided a brief summary of the cemetery to the newest members of the Planning Commission:  
62 Kim Veenstra, and Greg Elliott.

63  
64 The commissioners had no questions or comments for the applicant.

65  
66 Wardin moved to recommend Township Board approval of the Yasin LLC 10-acre land division as  
67 presented because it complies with our land division and Zoning Ordinance requirements. Schulze  
68 supported the motion. The motion carried by unanimous voice vote.

69  
70 The word "tentative" must be removed from the drawings before they can be presented to the Board and  
71 recorded with the Register of Deeds.

72  
73 Wardin moved to amend the motion to include the removal of "tentative" and the applicant will  
74 incorporate additional language required by Act 193 which amends Act 132. Pool supported the amended  
75 motion. The motion carried by unanimous voice vote.

76  
77 **OLD BUSINESS #2: MEDICAL MARIJUANA REGULATIONS (7:49 PM):**

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79 Meisel provided Kim Veenstra and Greg Elliott some background on the topic. It was explained that  
80 Section 21.55 (Medical Marijuana Uses) needs to be modified to better comply with a recent Michigan  
81 Court of Appeals decision regarding the ability to regulate Registered Caregivers. It's already been  
82 presented to the Board; the Planning Commission can issue a letter of recommendation for the amended  
83 language that complies with the court decision.

84  
85 Meisel and Elliot had a brief discussion regarding the laws pertaining the recreational and medical  
86 marijuana. The Township Board adopted a regulatory ordinance prohibiting all facilities related activities  
87 for recreational uses, and the Planning Commission has been asked to do the same from the Zoning  
88 Ordinance point of view.

89  
90 For Medical Marijuana uses, some changes to the ordinance included: added language from the Act  
91 relative to where consumption can be restricted, removed the section regarding accessory use, deleted all  
92 the separation requirements, Special Land Use and Site Plan required for Care Giver was deleted, the

93 annual permit review and fee was deleted per the Court of Appeals decision. The security requirements  
94 part was also deleted.

95  
96 After a brief discussion amongst the commissioners, Schulze moved to send the amended  
97 recommendation to the Township Board, which recommends that based on the Court of Appeals decision  
98 they amend Section 21.55 text so that it will reasonably comply with State law and the findings of the  
99 Court of Appeals. Pool supported the motion. The motion carried by majority vote.

100

101 **NEW BUSINESS #2: RECREATIONAL MARIJUANA (9:23 PM):**

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103 Meisel provided a preliminary text proposal to opt out of recreational marijuana facilities as directed by  
104 the Township Board. There was a discussion on how the ordinance should be worded regarding the  
105 prohibition of recreational marijuana facilities. It was suggested by Elliott to simply state that it is  
106 prohibited in all districts. Meisel said that there will not be a decision made on this topic tonight. He just  
107 wants to be sure that everyone is working together between regulatory and zoning regulations. This item  
108 was deferred until the next meeting.

109

110 **OLD BUSINESS #3: SOLAR FARM REGULATIONS (9:32 PM):**

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112 The PC decided they were not quite at the point where they were ready to schedule a public hearing for  
113 solar farm regulations.

114

115 *The item was closed at 9:36 pm*

116

117 **NEW BUSINESS #4: NOISE REGULATIONS DISCUSSION (9:37 PM):**

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119 Zoning Administrator Ross Nicholson provided a list of comments/suggested edits to the noise ordinance.  
120 The Planning Commission briefly discussed the things that might need clarifying, including Table 1  
121 (times for day/night), fireworks, unamplified sound made by any wild or domestic animals, barking dogs,  
122 off-road vehicles, discharge of firearms, and extractive industrial/crushing operations. They agreed to  
123 look over the ordinance as it's been a few years since it's been reviewed.

124

125 *The meeting was Adjourned at 9:48 PM*