

1                                   **TYRONE TOWNSHIP PLANNING COMMISSION**  
2                                   **REGULAR MEETING & PUBLIC HEARING MINUTES**  
3                                   **January 8, 2019 7:00 p.m.**  
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5

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

8   **ABSENT:** Bill Wood and Kim Veenstra  
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10   **OTHERS PRESENT:** Tyrone Township Planner Greg Elliott and Tyrone Township Planning &  
11   Zoning Administrator Ross Nicholson  
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13   **CALL TO ORDER (7:03 pm):** The meeting was called to order by Chairman Mark Meisel.  
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15   **PLEDGE OF ALLEGIANCE (7:03 pm):**  
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17   **CALL TO THE PUBLIC (7:04 pm):**  
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19   Patricia Dryer (6358 Denton Hill) indicated that she was having issues selling her property due  
20   to misinformation being provided to prospective buyers by the Township. She stated that several  
21   pending sales had fallen through since someone at the Township had stated that no cattle are  
22   allowed in the Township, that her property is zoned for a future nature preserve, that the  
23   Township was phasing out all agricultural uses, and that the number of horses that could be kept  
24   for private use on her property is not to exceed four (4). She also stated that she had split her  
25   property several times in the past and each time she had the property surveyed she ended up with  
26   less acreage than what she had thought she had.  
27

28   Chairman Meisel responded to Patricia Dryer's comments. He explained that he finds it  
29   incredibly hard to believe that any representative of the Township would have told her that no  
30   cattle are allowed in the Township, that her property is zoned for a future nature preserve or that  
31   the Township was phasing out all agricultural uses, since that information is blatantly false.  
32   After some discussion it was determined potential buyers and the realtor were often referencing  
33   regulations for Tyrone Township in Kent City, Michigan, based on references to specific  
34   ordinance language and pages, which matched those found in the Kent City ordinance. It is  
35   assumed some phone calls were also made to Kent City in error, resulting in the incorrect,  
36   contradictory, and confusing statements. He indicated that our Tyrone Township does currently  
37   limit the number of horses based on acreage according to the animal units calculation described  
38   in the Zoning Ordinance. He stated that he is not certain why she would be losing property each  
39   time her property is split, but the Township needs to use the acreage and legal descriptions  
40   shown in the latest approved surveys from the last time the property was split. He stated that the  
41   Planning Commission may be able to take a look at the specific property in order to determine  
42   the appropriate number of animal units that could be allocated. He asked the Planning  
43   Commission if they would be willing to allocate some time after the public hearing to discuss the  
44   issue. All were in agreement.  
45

46 *The meeting was temporarily recessed at 7:38 for a public hearing pertaining to a request by*  
47 *Perry and Kristen Green regarding a proposed elopement home occupation/Special Land Use at*  
48 *their property located at 8421 Dean Road.*

49

50 **PUBLIC HEARING #1 (7:38 pm): Green Elopement Special Land Use:**

51 *Perry Green recused himself from discussion amongst the Planning Commission since he was*  
52 *one of the applicants.*

53

54 Chairman Meisel opened the discussion and read the public hearing notice that had been mailed  
55 to all properties within three hundred (300) feet and published in the Tri County Times  
56 newspaper on Sunday, December 23<sup>rd</sup>, 2018. He then suggested that the applicant summarize  
57 the request.

58

59 Kristen Green explained that she and Perry would like to establish an elopement service for  
60 couples looking to elope in an outdoor setting as opposed to the traditional courthouse  
61 elopements. She continued, stating that they are proposing only several elopements per week,  
62 one hour per event, with a maximum of ten (10) attendees, and no more than two (2) vehicles  
63 [not belonging to the property owners] on site. She explained that they would not allow patrons  
64 or guest use of the property unattended and only grant use of one bathroom located within their  
65 house. She stated that the use of their property for elopements would be an option for couples  
66 seeking their services, however, they would also perform ceremonies at other offsite locations.

67

68 Chairman Meisel asked the public in attendance if anyone had questions or comments for the  
69 applicants. Pamela Beaudry (8400 Dean Road) requested clarification on whether or not  
70 receptions would be held onsite. Kristen Green stated that no receptions would be permitted.  
71 Georgia Marshall (8444 Dean Road) stated that she thinks the proposed special land use would  
72 be a great idea and she has no objections. Kristen Green stated that if the operation became a  
73 public nuisance of any kind, they would address the issues and/or cease operations. Chairman  
74 Meisel asked if there were any additional comments or questions. None were received.

75

76 *The public hearing was closed at 7:55 pm.*

77

78 **APPROVAL OF THE AGENDA (7:57 pm):**

79

80 Dave Wardin made a motion to amend the agenda to include a discussion on Animal Units  
81 before all other business items. Al Pool supported the motion. Motion carried by unanimous  
82 voice vote.

83

84 **APPROVAL OF THE MINUTES (7:57 pm):**

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86 *Approval of the Minutes was deferred.*

87

88 **NEW BUSINESS # 1 (7:58 pm): Animal Units Discussion:**

89

90 Chairman Meisel introduced the topic with an explanation of how the Zoning Ordinance  
91 currently defines Animal Units. He indicated that the current Animal Unit system of calculating

92 the maximum number of permitted animals based on acreage ends at ten (10) acres. This leads  
93 to the question of how a property larger than 10 acres should be treated in regards to the keeping  
94 of animals for private use.

95  
96 The Planning Commission, Greg Elliott, Patricia Dryer, and her realtor discussed the topic.  
97 Patricia Dryer and her realtor stated that they would ideally like to have ten (10) animal units  
98 allocated to the property. They stated that the property was historically a horse farm and having  
99 eight (8) to ten (10) horses would benefit the future owners and neighbors since the property is  
100 more effectively managed and maintained when that number of horses are kept onsite. They  
101 indicated that there is already an eight (8) stall horse barn on the property and that it could be  
102 easily converted to accommodate ten (10) horses. They stated that the fourteen (14) acre parcel  
103 is more than adequate space to keep the proposed number of horses since food is purchased  
104 elsewhere and brought in as opposed to relying solely on pasture area for grazing.

105  
106 Chairman Meisel used the existing animal unit calculation method in the Zoning Ordinance and  
107 added one (1) animal unit per additional acre over ten (10) to arrive at the maximum number of  
108 animal units of nine (9). He stated that in his opinion, somewhere between eight (8) and ten (10)  
109 animal units would be appropriate for the property in question. Discussion amongst the Planning  
110 Commission ensued. The majority of the Planning Commission agreed that nine (9) animal units  
111 would be appropriate.

112  
113 Dave Wardin made a motion to recommend an allocation of nine (9) animal units to the property  
114 located at 6358 Denton Hill while the parcel exists in its current configuration. Kurt Schulze  
115 supported the motion. All voted in favor except Al Pool and Perry Green, both of whom  
116 believed that 9 animal units was still overly restrictive. The motion carried by majority voice  
117 vote.

118  
119 *The item was closed at 9:06 pm.*

120  
121 **OLD BUSINESS #1 (9:07 pm): Recreational Marijuana Regulations:**

122  
123 Chairman Meisel introduced the topic with a summary of where the discussion had previously  
124 left off, providing amended proposed language for a new zoning ordinance section. In summary,  
125 the Township Board decided to opt out of recreational marijuana business so new Zoning  
126 Ordinance language would need to be added to indicate that recreational marijuana facilities  
127 would be prohibited in all zoning districts. The Planning Commission briefly discussed. No  
128 action was taken.

129  
130 *The item was closed at 9:21 pm.*

131  
132 **OLD BUSINESS #2 (9:21 pm): Solar Farm Regulations:**

133  
134 Chairman Meisel introduced the topic and brought up the latest McKenna memo regarding the  
135 proposed ordinance language. The Planning Commission discussed further revisions to clarify  
136 locations and special land use requirements. Greg Elliot suggested that if location restrictions  
137 were intended, it might be better to add solar farms as a special land use to those zoning districts

138 and then add the requirements to Section 22 Special Land Uses. This approach was agreed to.  
139 Dave Wardin located a good list of special land use requirements in the Sheridan Township  
140 ordinance. He will forward that language to Meisel for incorporation into a revised draft.

141  
142 *The item was closed at 9:24 pm.*

143  
144 **OLD BUSINESS #3 (9:24 pm): Noise Regulations:**

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146 Chairman Meisel indicated the Planning Commission would have future discussion regarding the  
147 current noise regulations in the Zoning Ordinance. The purpose of the discussion would be to  
148 determine what, if any areas should be revised to ensure clarity and enforceability. He noted PA  
149 635 of 2018 also changed the hours for recreational fireworks, so those changes would also need  
150 to be incorporated. No action was taken.

151  
152 *The item was closed at 9:26 pm.*

153  
154 **OLD BUSINESS #3 (9:26 pm): Sign Regulations:**

155  
156 The item was deferred.

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158 *The meeting was adjourned at 9:34 pm.*