

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES**
3 **February 12, 2019 7:00 p.m.**
4
5

6 **PRESENT:** Mark Meisel, Dave Wardin, Kurt Schulze, Al Pool, Kim Veenstra, Bill Wood, and
7 Perry Green
8

9 **ABSENT:** None
10

11 **OTHERS PRESENT:** Tyrone Township Planner Greg Elliott and Tyrone Township Planning &
12 Zoning Administrator Ross Nicholson
13

14 **CALL TO ORDER (7:03 pm):** The meeting was called to order by Chairman Mark Meisel.
15

16 **PLEDGE OF ALLEGIANCE (7:03 pm):**
17

18 **CALL TO THE PUBLIC (7:04 pm):**
19

20 No public comments were received.
21

22 **APPROVAL OF THE AGENDA (7:04 pm):**
23

24 Kurt Schulze moved to approve the agenda as presented. Al Pool supported the motion. Motion
25 carried by unanimous voice vote.
26

27 **APPROVAL OF THE MINUTES (7:57 pm):**
28

29 **(1) October 18, 2018 Regular Meeting Minutes:**
30

31 Minor revisions were made to correct spelling, grammar, and add clarity. Dave Wardin made a
32 motion to approve the October 18, 2018 regular meeting minutes as amended. Al Pool supported
33 the motion. Motion carried by unanimous voice vote.
34

35 **(2) November 13, 2018 Regular Meeting and Public Hearing Minutes:**
36

37 Minor revisions were made to correct spelling, grammar, and add clarity. Dave Wardin made a
38 motion to approve the November 13, 2018 regular meeting and public hearing minutes as
39 amended. Al Pool supported the motion. Motion carried by unanimous voice vote.
40

41 **(3) December 11, 2018 Regular Meeting Minutes:**
42

43 Dave Wardin made a motion to approve the December 11, 2018 regular meeting minutes as
44 presented. Al Pool supported the motion. Motion carried by unanimous voice vote.
45

46 **(4) January 8, 2019 Regular Meeting and Public Hearing Minutes:**
47

48 Dave Wardin made a motion to approve the January 8, 2019 regular meeting minutes as
49 presented. Al Pool supported the motion. Motion carried by unanimous voice vote.
50

51 *Dave Wardin made a motion to suspend the order of business to place all new business items*
52 *above old business. Kurt Schulze supported the motion. Motion carried by unanimous voice*
53 *vote*
54

55 **NEW BUSINESS # 1 (7:20pm): LCPD Update:**
56

57 Kathleen Kline-Hudson, Director of the Livingston County Planning Department (LCPD),
58 presented the Planning Commission with a brief annual update on the projects the LCPD has
59 been working on. She provided the Planning Commission with information on new online tools
60 the LCPD now provides including Township and County-wide trends (statistical census data)
61 which can be used to aid local municipalities in updating their master plans. She discussed the
62 planning of a new Livingston County Park and updates to the Livingston County Master Plan.
63 She requested that the Township include a link to the Livingston County Master Plan so it can be
64 easily accessed by the public. She asked if there were any questions from the Planning
65 Commission regarding the Master Plan or any other relevant topics. Chairman Meisel stated that
66 during certain times, primarily outside of regular business hours, the Livingston County website
67 is not accessible and a dialog window pops-up stating that the connection is not secure and the
68 website is potentially being “spoofed”. Kathleen Kline-Hudson volunteered to communicate the
69 information to the appropriate department to see if they can resolve the issue. Chairman Meisel
70 stated that he would email her a screenshot of the dialog window for reference. No other
71 comments or questions were presented. Kathleen Kline-Hudson thanked the Planning
72 Commission for their time. The Planning Commission commended her on the excellent job she
73 has been doing as Director of the LCPD.
74

75 *The item was closed at 7:34 pm.*
76

77 **NEW BUSINESS #2 (7:35 pm): Green SLU Application:**
78

79 Chairman Meisel introduced the topic with a summary of where the discussion had previously
80 left off. Perry Green recused himself from the discussion noting a conflict of interest since he
81 and his wife, Kristen Green, were the applicants. Chairman Meisel asked if he would be willing
82 to speak as the applicant since his wife was not in attendance. Perry Green stated that his wife is
83 the brains of the operation, but he could possibly answer some questions. Chairman Meisel
84 stated that the public hearing requirement for the proposed special land use was completed
85 during the January 8, 2019 meeting. He requested that Greg Elliott read through the McKenna
86 review letter he had prepared for the application.
87

88 Greg Elliott began to present the findings in the review letter, beginning with a brief summary of
89 the request. He stated that the applicants are proposing to host small-scale elopement
90 ceremonies on their property, exclusive of receptions, that would be limited to six (6) to ten (10)
91 attendees per one (1) hour event. The parking on-site would be limited to two (2) vehicles and

92 the couples would need to provide their own witnesses. There would be no entry permitted into
93 the residence, except for a small bathroom in the rear of the home, accessible through an exterior
94 door. Attendees would be required to arrive dressed and ready as changing facilities would not
95 be provided. There would be no permanent signage on-site, but the Planning Commission could
96 consider permitting a temporary sign to direct attendees to the site in order to reduce the
97 likelihood of people getting lost and using neighboring driveways to turn around. Greg Elliott
98 stated that the proposal overall would be a very low-impact use that is not likely to create any
99 significant nuisance factors to adjacent properties or the public roadways. Chairman Meisel
100 asked the Planning Commission if they had any questions for Greg Elliott regarding the review
101 letter. Kurt Schulze asked about the potential temporary signage to help people locate the site.
102 The Planning Commission briefly discussed options for signage. The consensus was that a small
103 temporary sign to identify the location of the site would be appropriate as long as it is removed
104 within a reasonable timeframe following each event.

105

106 Chairman Meisel read through the use statement that was provided in the application. He noted
107 that several revisions would need to be made to reflect the modifications agreed upon by the
108 Planning Commission. Bill Wood commented that there may be circumstances where it is not
109 possible for all attendees to carpool and suggested that the applicants request additional
110 permitted parking, noting that there would be sufficient parking area for much more than two
111 vehicles without creating a nuisance. There was a brief discussion amongst the Planning
112 Commission regarding parking. The consensus was that increasing the permitted parking from
113 two (2) vehicles to five (5) vehicles maximum would be appropriate for the proposed use.
114 Chairman Meisel suggested that requiring an event log including information such as the event
115 date, name of the party, number of attendees, and number of vehicles on site should be
116 considered. He continued, stating that event logs are beneficial for record keeping and as
117 evidence of the specifics of each event which can be useful if there are ever complaints filed
118 against the operation. The Planning Commission agreed that requiring an event log would be
119 appropriate.

120

121 Chairman Meisel suggested that the applicants revise their use statement to include information
122 on the additional parking, temporary signage, event logs, daytime use only limitation, and any
123 additional items discussed during the public hearing and the present meeting. He asked the
124 applicant and Planning Commission if there were any additional questions or comments. No
125 additional questions or comments were received.

126

127 Dave Wardin made a motion to recommend Township Board approval of the Green Elopement
128 Special Land Use application as it conforms to all applicable Township standards conditional
129 upon revisions to the use statement and event logs being submitted to the Township annually.
130 Kurt Schulze supported the motion. Motion carried by unanimous voice vote.

131

132 *The item was closed at 8:05 pm.*

133

134 **NEW BUSINESS #3 (8:05 pm): Mikat Land Division:**

135

136 Chairman Meisel introduced the topic and brought up the application documents on the overhead
137 monitors. He requested that Greg Elliott read through the McKenna review letter he had

138 prepared for the application. Greg Elliot read through the review letter and provided
139 recommendations to the Planning Commission. A brief discussion amongst the Planning
140 Commission followed.

141
142 Following the discussion, it was determined that there were several aspects of the application
143 that would need to be addressed; the number of available splits remaining on the parent parcel
144 should be confirmed, the applicant/authorized agent or the Livingston County Road Commission
145 (LCRC) should provide clarification on a note in the LCRC Sight Distance/ Land Split review
146 pertaining to a clear vision easement for the driveway approaches on two (2) of the proposed
147 parcels (A-4 and A-5, whether or not the clear vision easement has been previously established
148 or if it would need to be established prior to the issuance of driveway permits), and minor
149 corrections should be made to the drawings and legal descriptions to reflect Planning
150 Commission comments.

151
152 Kurt Schulze made a motion to recommend Township Board approval of the Mikat Land
153 Division application conditional upon confirmation of the number of splits available,
154 clarification on the drawing note referencing a clear vision easement in the LCRC review, and
155 corrections to the drawings and legal descriptions, noting that the application otherwise complies
156 with all applicable Township standards. Perry Green supported the motion. Motion carried by
157 unanimous voice vote.

158
159 *The item was closed at 8:46 pm.*

160
161 **OLD BUSINESS #1 (8:48 pm): Solar Farm Regulations:**

162
163 Chairman Meisel introduced the topic by summarizing where the Planning Commission had left
164 off during the last discussion on the proposed solar farm regulations. There was previous
165 discussion on making revisions to the essential public services standards specific to solar farms.
166 He went through the latest proposed revisions to the draft ordinance text with the Planning
167 Commission, inclusive of permitted zoning districts, buffering, setback requirements, screening,
168 etc.

169
170 The Planning Commission discussed a letter that had been received from a solar energy company
171 who was interested in installing a solar farm in the Farming Residential (FR) zoning district.
172 The primary focus of the letter was pertaining to the previously proposed one hundred and fifty
173 (150) foot setbacks from all property boundaries. The company believed that the proposed
174 requirement would significantly reduce or eliminate the potential for the solar farm to be
175 profitable. A brief discussion amongst the Planning Commission followed.

176
177 The Planning Commission discussed existing solar farms in Michigan to compare the setbacks,
178 buffering, and other aspects with the draft ordinance text. It was determined that additional
179 discussion at a future meeting would be necessary to further tweak the draft.

180
181 *The item was closed at 9:26 pm.*

182
183 **MISCELLANIOUS BUSINESS #1 (9:30pm): February Workshop Meeting:**

184

185 The February 2019 workshop meeting was scheduled for Wednesday, February 20th, beginning
186 at 6:00 pm.

187

188 *The meeting was adjourned at 9:32 pm.*