

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES**
3 **April 9, 2019 7:00 p.m.**
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5
6 **PRESENT:** Mark Meisel, Dave Wardin, Kurt Schulze, Al Pool, and Bill Wood

7
8 **ABSENT:** Perry Green
9

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

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 No public comments were received.
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21 **APPROVAL OF THE AGENDA (7:04 pm):**
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23 Dave Wardin made a motion to approve the agenda as presented. Al Pool supported the motion.
24 Motion carried by unanimous voice vote.
25

26 **APPROVAL OF THE MINUTES (7:05 pm):**
27

28 **March 12, 2019 Regular Meeting & Public Hearing Minutes:**
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30 Dave Wardin made a motion to approve the February 12, 2019 regular meeting minutes as
31 presented. Kurt Schulze supported the motion. Motion carried by unanimous voice vote.
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33 **OLD BUSINESS # 1 (7:06 pm): Solar Farm Regulations:**
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35 Chairman Meisel introduced the topic with a summary on where the Planning Commission had
36 previously left off in discussion. The Planning Commission determined that most of the draft
37 ordinance text was sufficiently reviewed except for a few questions regarding minimum setback
38 requirements, specifically in the Farming Residential (FR) zoning district.
39

40 Brief discussion on the proposed minimum setback requirements in all permitted zoning districts
41 followed. The primary focus of the discussion was the front yard setback requirement in the FR
42 district. The Planning Commission worked together to create language to explain that the front
43 yard setback in FR would be between fifty (50) and one hundred and fifty (150) feet depending
44 on the setbacks of existing developed properties within five hundred (500) feet of the subject
45 property, but could also be modified within the 50'-150' range by the Planning Commission
46 during site plan and special land use review. The final consensus was that the draft ordinance

47 text was ready to move forward and could be included on an upcoming public hearing agenda
48 along with other proposed ordinance text amendments.

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50 No motion was made.

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52 *The item was closed at 7:54 pm.*

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54 **OLD BUSINESS #2 (7:55 pm): Lot Area for Land Divisions:**

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56 Chairman Meisel summarized the purpose of the proposed text amendment. It was discovered
57 by the Planning Commission Subcommittee that the current requirements for newly created
58 parcels in the Zoning Ordinance do not clearly specify that submerged lands, specifically those
59 that are part of riparian bodies of water, cannot be included in the total area calculations for that
60 new parcel. He brought up the latest version of the proposed text amendment to be discussed by
61 the Planning Commission

62
63 The Planning Commission briefly discussed the current draft ordinance text. All were in
64 agreement that the proposed definition of submerged lands was sufficient. The last aspect
65 discussed was determining which types of submerged lands could be included in the total lot area
66 calculations. Brief discussion followed. The language was slightly modified to specify which
67 bodies of water could be included in the lot area calculations and which could not. All were in
68 agreement that the proposed text amendment was ready to move forward and could be included
69 on an upcoming public hearing agenda.

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71 No motion was made.

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73 *The item was closed at 8:03 pm.*

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75 **OLD BUSINESS #3 (8:04 pm): Sign Regulations:**

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77 Chairman Meisel introduced the topic and brought up the McKenna memos and other supporting
78 documents. He indicated that Rose Township (Oakland County) had recently amended their sign
79 regulations and he brought up the text to share with the Planning Commission. The Planning
80 Commission read through the Rose Township ordinance and discussed. The consensus was that
81 the Rose Township sign regulations were similar to the Tyrone Township draft, but was not quite
82 as detailed. The Planning Commission discussed where they had previously left off on the sign
83 regulations draft. It was the general consensus that the draft was nearly ready to move forward,
84 however, due to the amount of time that had passed since the last time the topic was discussed,
85 they decided that it would be necessary to go through everything, in its entirety, prior to
86 scheduling a public hearing.

87
88 The Planning Commission went through the McKenna memo and discussed each definition and
89 proposed regulation. Some minor revisions were made to the draft to add clarity. It was
90 determined that most of the draft was clear and understandable. There was no question that the
91 draft was thorough, but there was some debate as to whether or not the proposed ordinance text
92 was too lengthy. Discussion amongst the Planning Commission followed. As far as the

93 definitions and regulations, the Planning Commission concluded that they were nearly
94 completed.

95
96 The Planning Commission moved on to discuss the penalties portion of the draft text. There was
97 some discussion on fine structure and timelines. The Planning Commission determined that they
98 would continue discussion on the penalties portion of the draft at a future meeting.

99
100 No motion was made.

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102 *The item was closed at 10:03 pm.*

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104 **MISCELLANIOUS BUSINESS #1 (10:05 pm): April Workshop Meeting:**

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106 The March 2019 workshop meeting was scheduled for Wednesday, April 17th, beginning at 6:00
107 pm.

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