

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

3 **April 17, 2019 6:00 p.m.**
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6 **PRESENT:** Mark Meisel, Dave Wardin, Kurt Schulze, and Al Pool
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8 **ABSENT:** Bill Wood and Perry Green
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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 (6:08 pm):** The meeting was called to order by Chairman Mark Meisel.
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15 **PLEDGE OF ALLEGIANCE (6:09 pm):**
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17 **CALL TO THE PUBLIC (6:10 pm):**
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19 Chairman Meisel asked if there was anyone in attendance who had any public comments or
20 questions for the Planning Commission.
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22 Sid Martin, representing the Shannon Glen Homeowners Association, stated that he has some
23 concerns regarding the property south of the Shannon Glen site condominium (Parcel # 4704-32-
24 100-010). He stated that he believes the owner of said parcel intends to develop the property and
25 potentially use the Shannon Glen private road system to provide access. He stated that the
26 property was initially intended to be developed as a second phase to Shannon Glen (proposed as
27 Shannon Ridge), but the application was denied by the Township. He stated that his primary
28 concern with the development of the parcel is the extension of their existing private road system.
29 He cited from the Tyrone Township Zoning Ordinance that private roads cannot exceed 1,200
30 feet in length and could only serve a specific number of units. He asked the Planning
31 Commission how they would treat the application if/when the property owner submits an
32 application to develop the parcel and if they had any additional thoughts, comments, or
33 suggestions. Chairman Meisel explained that there are many factors that must be considered
34 when reviewing subdivision and site condominium developments so there is no way to provide a
35 valid opinion on the scenario without seeing some kind of plans depicting a proposed layout. He
36 stated that the Planning Commission would be able to comment if they receive an application.
37 He also explained the public hearing notice requirements and indicated that Mr. Martin would
38 receive a notice of the hearing by mail if his property is within three hundred (300) feet of the
39 subject property. He also indicated that a notice would be published in the Tri County Times and
40 posted at the Township Hall/website at least fifteen (15) days prior to the hearing.
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42 **APPROVAL OF THE AGENDA (7:04 pm):**
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44 Kurt Schulze made a motion to approve the agenda as presented. Dave Wardin supported the
45 motion. Motion carried by unanimous voice vote.

46 Dave Wardin made a motion to suspend the order of business to place New Business Item #1
47 (Gruber Land Division) ahead of all other business items in consideration of the applicant in
48 attendance. Al Pool supported the motion. Motion carried by unanimous voice vote
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50 **APPROVAL OF THE MINUTES (6:23 pm):**

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52 Deferred (no minutes available).
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54 **NEW BUSINESS #1 (6:23 pm): Gruber Land Division:**

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56 Greg Elliott introduced the topic with a summary of the land division application before reading
57 through the McKenna review letter he had prepared. Chairman Meisel brought up the
58 application documents and Zoning Ordinance on the overhead monitors. Greg Elliott stated that
59 one of the requirements that had not been fulfilled is the documentation pertaining to the
60 proposed shared private driveway that would provide access to two proposed parcels. He noted
61 that there was only an example shared private driveway on the drawing where the Zoning
62 Ordinance requires additional details including dimensions, legal description(s), cross-section
63 drawings, and a maintenance agreement in recordable form, along with Livingston County Road
64 Commission location approval.
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66 The Planning Commission briefly discussed the application, primarily the site area for proposed
67 Parcel 1. Proposed Parcel 1 would fall shy of the minimum parcel size requirement for the R-1
68 zoning district once the submerged land (part of Marl Lake) is subtracted from the calculation.
69 The Planning Commission briefly discussed the parcel size issue. It was determined that the
70 applicant would need to apply for a variance through the Zoning Board of Appeals (ZBA) for a
71 reduction in the minimum required parcel area, make revisions to the drawings and legal
72 descriptions, and submit additional documentation pertaining to the shared private driveway.
73 The variance will need to be granted in order for the land division to be considered for approval
74 as proposed (specifically the proposed configuration of Parcel 1).
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76 Dave Wardin made a motion to table the Gruber Land Division application pending a ZBA
77 variance for a reduction in site area for proposed Parcel 1, revisions to the drawings and legal
78 descriptions (as requested), and documents pertaining to the proposed shared private driveway.
79 Kurt Schulze supported the motion. Motion carried by unanimous voice vote.
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81 *The item was closed at 7:43 pm.*
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83 **OLD BUSINESS # 2 (7:47 pm): Animal Units Discussion**

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85 Dave Wardin provided a copy of the latest draft he had prepared on the topic of keeping of
86 animals for private use (currently “Animal Units”- Section 21.28.E, Tyrone Township Zoning
87 Ordinance #36). He read through the draft and indicated which areas had been changed since the
88 last discussion. The Planning Commission briefly discussed next steps, which includes a review
89 by Greg to potentially reorganize the text for better flow.
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91 *The item was closed at 8:01 pm.*

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OLD BUSINESS #1 (8:02 pm): Sign Regulations:

Chairman Meisel briefly reminded the Planning Commission where the discussion had left off on the proposed sign amendments. He stated that the last remaining item that will need to be discussed, prior to recommending adoption, is the violation and fine structure. It was suggested the McKenna memo detailing the current civil infraction process be forwarded to the Township Board as a recommended review action.

The item was closed at 8:04 pm.

MISCELLANIOUS BUSINESS (8:04 pm): Bentley Sand and Gravel Consent Agreement

Chairman Meisel and Dave Wardin briefly discussed conditions for a consent judgement that had been determined in a subcommittee meeting prior to the regular Planning Commission meeting with representatives from Bentley Sand and Gravel.

The meeting was adjourned at 8:06 pm by Chairman Meisel.