

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES**
3 **June 11, 2019 7:00 p.m.**
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5
6 **PRESENT:** Mark Meisel, Dave Wardin, Kurt Schulze, Rich Erickson, Al Pool, and Bill Wood
7

8 **ABSENT:** 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 (7:01 pm):** The meeting was called to order by Chairman Mark Meisel.
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15 **PLEDGE OF ALLEGIANCE (7:01 pm):**
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17 **CALL TO THE PUBLIC (7:02 pm):**
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19 No public comments or questions were received.
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21 **APPROVAL OF THE AGENDA (7:03 pm):**
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23 Kurt Schulze made a motion to approve the agenda as presented. Al Pool supported the motion.
24 Motion carried by unanimous voice vote.
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26 **APPROVAL OF THE MINUTES (7:03 pm):**
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28 April 17, 2019 Regular Meeting Minutes:
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30 Dave Wardin made a motion to approve the April 17, 2019 Regular Meeting Minutes as
31 presented. Kurt Schulze supported the motion. Motion carried by unanimous voice vote.
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33 May 14, 2019 Regular Meeting Minutes:
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35 Minor revisions were made to the draft to correct errors and add clarification. Dave Wardin
36 made a motion to approve the May 14, 2019 Regular Meeting Minutes as amended. Al Pool
37 supported the motion. Motion carried by unanimous voice vote.
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39 **OLD BUSINESS #1 (7:20 pm): Master plan 5 Year Update Draft Resolution:**
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41 Chairman Meisel introduced the topic and explained the intent behind drafting a resolution. He
42 stated that the Township is required to review and consider updates to the Master Plan every five
43 (5) years. He continued, stating that the Planning Commission has determined the current
44 Master Plan is still accurate based on the latest available data. He stated that Greg Elliott had
45 prepared a draft resolution which is intended to express that. Chairman Meisel asked Greg
46 Elliott if the resolution would need to be sent to the Township Board and whether surrounding

47 municipalities should be contacted. Greg Elliott replied, stating that the Planning Commission
48 could adopt the resolution before sending to the Board for consideration and, while notification
49 to adjacent communities is not required, they could be notified as a courtesy.

50
51 Dave Wardin moved to adopt the resolution as presented. Al Pool supported the motion. Ross
52 Nicholson took a roll call vote; Mark Meisel- yes, Dave Wardin- yes, Kurt Schulze- yes, Al
53 Pool- yes, Bill Wood- yes. The resolution was declared adopted and will be forwarded to the
54 Township Board for their consideration.

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56 *The item was closed at 7:26 pm.*

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58 **OLD BUSINESS # 2 (7:26 pm): Animal Units:**

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60 Chairman Meisel introduced the topic with a summary of where the Planning Commission had
61 left off on discussion of the topic. He stated that Dave Wardin had prepared a rough draft for an
62 ordinance which he put together after researching standards from several municipalities
63 throughout the US. He continued, stating that Greg was directed to take the information from
64 that draft and the suggestions and comments from the Planning Commission’s previous
65 discussion and prepare a more structured draft. Greg Elliot indicated that he did not have the
66 opportunity to prepare the draft due to a conflict, but he would have it completed in time for the
67 upcoming joint meeting with the Township Board. Chairman Meisel suggested that the
68 Planning Commission continue discussion after the draft has been completed.

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70 *The item was closed at 7:28 pm.*

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72 **NEW BUSINESS #1 (7:28 pm): Home Occupations:**

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74 Chairman Meisel introduced the topic with an explanation of the intent behind amending Section
75 21.14- Home Occupations, in the Zoning Ordinance. He explained that the Planning
76 Commission believes that there are certain types of permitted home occupations which tend to
77 generate little to no nuisance factors or negative impact to the community. He continued, stating
78 that there are additional home occupations which could also be considered permitted which the
79 Planning Commission may consider including in the section. Lastly, the proposed amendments
80 would give the Zoning Administrator the authority to administratively review and permit certain
81 types of home occupations, also allowing for consultation with the Planning Commission
82 Subcommittee if necessary.

83
84 The Planning Commission went through Section 21.14 of the Zoning Ordinance and discussed
85 the current list of permitted home occupations as well as the current review process. Several
86 new permitted home occupations were added to the draft including: upholstery, music or
87 singing lessons, yoga or fitness (or similar instructional activities not requiring an additional
88 permit or agency review), road side stands, or other small-scale sales of site originating produce
89 or firewood (except those activities that are clearly incidental), gunsmithing (exclusive of the
90 manufacturing of ammunition and sale of firearms), personal services, such as hairdresser,
91 licensed massage therapist, and tax preparation.

92 The Planning Commission discussed the use of detached accessory structures for permitted home
93 occupations and as well as the current limitations on percentage of an attached garage for home
94 occupation use. The draft was updated to specify limitations on the type and amount of
95 business-related activities that could be permitted within detached and attached accessory
96 structures provided that such permitted use does not occupy the entire structure(s) and they are
97 not used as a primary functioning business location.

98
99 The Planning Commission discussed the current standards that signs for home occupations are
100 prohibited. Following a brief discussion, the draft was updated to permit signs in certain
101 circumstances upon review and approval by the Planning Commission Subcommittee.

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103 *The item was closed at 8:23 pm.*

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105 **NEW BUSINESS # 2 (8:23 pm): Pools:**

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107 The Planning Commission briefly discussed a proposal to amend Section 21.21 of the Zoning
108 Ordinance regarding swimming pools. The proposal was to consider revising the current
109 enclosure standards to permit automatic covers in place of a fully-fenced enclosure with a self-
110 latching gate, provided they meet all applicable safety standards of the Livingston County
111 Building Department (LCBD) and the state of Michigan. The general consensus amongst the
112 Planning Commission was that there was not enough information available at that time to make a
113 definitive decision, but most felt that if they were going to permit pool covers in place of a
114 fenced enclosure, a variance through the Zoning Board of Appeals (ZBA) may be the best way to
115 consider requests on a case-by-case basis. It was determined that further discussion will be held
116 at a future meeting.

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118 *The item was closed at 8:36 pm.*

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120 **NEW BUSINESS #3 (8:37 pm): Permitted Extension or Expansion of Nonconforming**
121 **Structures:**

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123 Chairman Meisel introduced the topic with a brief history of how Section 26.04.A of the Zoning
124 Ordinance, regarding instances where extension or expansion of nonconforming structures could
125 be permitted if they met specific criteria, came to be. He explained that the text was intended to
126 provide a mechanism that would allow the ZBA to easily review applications for the expansion
127 of nonconforming structures where the existing setback distances from structure(s) to property
128 boundaries would not be reduced. The process was intended to be similar to the application
129 process for a setback variance but would not be required to meet the decision criteria defined in
130 the Michigan Zoning Enabling act because new nonconformities would not be created (existing
131 nonconformities would just be altered).

132
133 The Planning Commission briefly discussed the existing ordinance text. It was determined that
134 minor revisions should be made to the section for clarification and the ZBA application should
135 be updated to include the criteria defined in the section for consistency.

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137 *The item was closed at 8:45 pm.*

138 **NEW BUSINESS #4 (8:45 pm): Sight Line Review Standards:**

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140 Chairman Meisel briefly summarized where the Planning Commission had left off in discussion
141 on sight line review standards in the Zoning Ordinance. The Zoning Ordinance currently
142 includes a definition for the term “sight lines” and does include references in various locations
143 where the Planning Commission can require a greater rear yard setback than the minimum
144 required for the zoning district on lakefront properties in order to preserve sight lines. It was
145 determined that the existing standards were not clear enough and could not easily be reviewed.
146 The Planning Commission discussed various options to improve the standards for sight line
147 review.

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149 It was determined that additional research and discussion would be necessary before the
150 ordinance text could be further developed.

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152 *The item was closed at 9:45 pm.*

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154 **MISCELLANIOUS BUSINESS (9:46 pm):**

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156 Chairman Meisel asked the Planning Commission if Thursday June 20, 2019 at 6:00 pm would
157 be a good time to hold the next workshop meeting. Most Planning Commissioners confirmed
158 their availability. Chairman Meisel scheduled the workshop meeting for 06/20/2019, beginning
159 at 6:00 pm.

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161 *The meeting was adjourned at 9:51 pm.*