

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES**
3 **July 9, 2019 7:00 p.m.**
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6 **PRESENT:** Mark Meisel, Dave Wardin, and Kurt Schulze. (Quorum not present)
7

8 **ABSENT:** Rich Erickson, Perry Green, and Bill Wood
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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 (7:02 pm):** The meeting was called to order by Chairman Mark Meisel.
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15 **PLEDGE OF ALLEGIANCE (7:02 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 The agenda was amended to change the order of business items. Dave Wardin made a motion to
24 approve the agenda as amended. Kurt Schulze supported the motion. Motion carried by
25 unanimous voice vote.
26

27 **APPROVAL OF THE MINUTES (7:04 pm):**
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29 No minutes were included.
30

31 **OLD BUSINESS #1 (7:05 pm): Amendments to Current Noise Regulations:**
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33 Chairman Meisel introduced the topic with a summary of the proposed changes to the current
34 noise regulations in the Zoning Ordinance. The proposed amendments include:

- 35 - Replace references to outdated State regulations with current.
- 36 - Default to State requirements for all fireworks excluding those which are part of a
37 permitted event as well as properties within a reasonable distance of a permitted event.
- 38 - Add language clarifying authorization of the Livingston County Sheriff and any other
39 persons designated by the Township Board to enforce the ordinance.
- 40 - Make various revisions for clarity and consistency.

41 Kurt Schulze asked for clarification on how fireworks events are permitted. Chairman Meisel
42 explained that the permitting process consists of Township Board approval as well as State,
43 Federal, and Fire Department/Authority approval.
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45 Chairman Meisel asked if there were any questions or comments. None were received. The
46 Planning Commission determined that the proposed amendments were ready to be scheduled for
47 public hearing.

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49 *The item was closed at 7:20 pm.*

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51 **OLD BUSINESS #3 (7:21 pm): Proposed Amendment of Sight Line Review Standards:**

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53 Chairman Meisel introduced the topic with a summary of where the Planning Commission had
54 left off on discussion of the topic. He explained that the intent behind amending the current
55 review standards is to determine a consistent method for the calculation/measurement of sight
56 lines to better preserve the rights of property owners with lake views.

57
58 Chairman Meisel brought up sight line regulations from another municipality on the overhead
59 monitors for discussion. The Planning Commission discussed possible strategies for regulating
60 sight lines. They determined that additional research would be necessary in order to find an
61 appropriate direction to continue. Chairman Meisel suggested looking at aerial imagery of
62 lakefront properties within the Township to aid in future discussion.

63
64 *The item was closed at 8:32 pm.*

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66 **OLD BUSINESS #2 (8:32 pm): Animal Units:**

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68 Chairman Meisel introduced the topic with an explanation of the intent behind amending Section
69 21.28- Stables and Animals, in the Zoning Ordinance. He noted that the definition for
70 “household pet” should also be amended for clarity and consistency with the proposed
71 amendments to Section 21.28. He explained that the current standards for the keeping of animals
72 for private use are limited and more restrictive than most in comparable municipalities. The
73 current “animal unit” system uses categories of animals with set unit values that can be used to
74 calculate the number and type(s) of animal(s) permitted to be kept on residential properties based
75 on the size (acreage) of the property. Currently, the minimum site acreage to keep any animals is
76 three (3) to five (5) acres, on which one (1) animal unit would be permitted. One (1) animal unit,
77 as currently defined, is equivalent to; 1 horse/donkey/mule/cow OR 3 pigs OR 15 sheep/goats
78 OR 30 fowl OR 4 miniature equine. Under these standards, parcels under three (3) acres are not
79 permitted to keep any animals not considered to be “household pets” as defined in the Zoning
80 Ordinance. If a property owner had 2.99 acres and would like to keep ~15 fowl, a goat, or any
81 [arguably] reasonable animal(s)/combination of animals, there would be no way to
82 accommodate. The intent is to update the standards for the keeping of animals for consistency
83 with existing standards from comparable municipalities and the Michigan Department of
84 Agriculture and Rural Development (MDARD) and to redefine the animal unit system to include
85 additional animal categories and more specific unit calculations. If adopted, the amendments
86 would allow the Township to more easily determine the appropriate types and number of animals
87 which can be kept on residential properties. It would also allow for the keeping of animals
88 which generally generate minimal nuisance factors on properties less than three acres in size and
89 specify specific requirements for different zoning districts.

90

91 The Planning Commission reviewed the proposed text amendments and discussed. Several
92 revisions were made to the proposed animal unit calculation chart to simplify the categories and
93 correct several unit values. The Planning Commission determined that they were satisfied with
94 most of the proposed amendments but would like to do some additional research on apiaries
95 (keeping of bees). The Planning Commission requested that Ross Nicholson do some research
96 on apiary standards and regulations and provide a recommendation to the Planning Commission.
97 It was determined that the proposed amendments were ready to be scheduled for public hearing.

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99 *The item was closed at 9:22 pm.*

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101 **OLD BUSINESS # 4 (9:23 pm): Sign Regulations:**

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103 The Planning Commission determined that the proposed amendments to signs and outdoor
104 advertising regulations in the Zoning Ordinance were ready to be scheduled for public hearing.

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106 *The item was closed at 9:23 pm.*

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108 **OLD BUSINESS #5 (9:23 pm): Home Occupations:**

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110 Chairman Meisel summarized the proposed amendments to Section 21.14- Home Occupations,
111 in the Zoning Ordinance. The proposed amendments would update the list of permitted home
112 occupations, redefine the space limits and use of accessory structures, provide for administrative
113 review of certain uses, and allow for limited signage where appropriate. The Planning
114 Commission determined that the proposed amendments were ready to be scheduled for public
115 hearing.

116
117 *The item was closed at 9:33 pm.*

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119 **OLD BUSINESS #6 (9:33 pm): Permitted Expansion or Extension of Nonconforming**
120 **Structures**

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122 The Planning Commission determined that the proposed amendments to Section 26.04-
123 Nonconforming Structures, in the Zoning Ordinance, which is intended to clarify the application
124 and review procedure for permitted expansion or extension of nonconforming structures, was
125 ready to be scheduled for public hearing.

126
127 *The item was closed at 9:35 pm.*

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129 *The meeting was adjourned at 9:38 pm.*