

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES**
3 **October 08, 2019 7:00 p.m.**

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6 **PRESENT:** Mark Meisel, Dave Wardin, Kurt Schulze, Rich Erickson, Perry Green, Dan Stickel,
7 and Bill Wood.

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9 **ABSENT:** None

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

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14 **CALL TO ORDER (7:00 pm):** The meeting was called to order by Chairman Mark Meisel.

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16 **PLEDGE OF ALLEGIANCE (7:00 pm):**

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18 **CALL TO THE PUBLIC (7:01 pm):**

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20 No public comments or questions were received.

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22 **APPROVAL OF THE AGENDA (7:01 pm):**

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24 Dave Wardin made a motion to suspend the order of business, placing New Business #1 (Action
25 Watersports Site Plan Amendment) above all other items. Perry Green supported the motion.
26 Motion carried by unanimous voice vote.

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28 **APPROVAL OF THE MINUTES (7:02 pm):**

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30 The August 13, 2019 Regular Meeting Minutes were deferred to a future meeting.

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32 **NEW BUSINESS #1 (7:03 pm): Action Watersports Site Plan Amendment:**

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34 Chairman Meisel briefly summarized a proposal by Gregg Rising of Action Watersports to
35 expand the existing perimeter fence at the boat sales, service, and storage facility. He explained
36 that changes to the site plan are generally evaluated by the Planning Commission and determined
37 to be either minor or major changes. He explained that they would discuss the changes and
38 decide what further steps would need to be taken before the changes could occur, if any. He then
39 gave the floor to Gregg Rising to explain his proposed site modifications. Gregg Rising
40 provided the Planning Commission with an aerial photo of the site from fall of 2018 which
41 showed a significant amount of boats being stored outdoors while they were being prepped for
42 winter warehouse storage. He stated that there are typically only around fifty (50) boats stored
43 outdoors during winter months, but during the fall season there are many more temporarily
44 parked outside of buildings within the fenced-in area. He continued, stating that it would make
45 sense to extend the fence out towards the property line to better accommodate the outdoor
46 storage in the fall, primarily for security purposes. He explained that they intend to construct

47 their ninth (9th) storage building in the spring of 2020 and would like to expand the perimeter
48 fence in the meantime, if possible. Chairman Meisel brought up the Zoning ordinance standards
49 for nonresidential fences.

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51 The Planning Commission briefly discussed the request. Chairman Meisel stated that the request
52 is for expansion of a nonresidential fence which would comply with the Zoning Ordinance
53 standards. He suggested that Gregg Rising consult with the Livingston County Road
54 Commission (LCRC) and Livingston County Drain Commission (LCDC) regarding the
55 placement of the fence in relation to the road rights-of-way as well as any proposed
56 grading/excavation associated with the fence installation. He continued, stating that as long as
57 Livingston County standards are met and the height of the fence does not exceed six feet (6') in
58 height, there is no need for any additional Township approvals.

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60 *The item was closed at 7:23 pm.*

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62 **OLD BUSINESS #2 (7:27 pm): The Sanctuary at Tyrone Site Condominium:**

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64 Chairman Meisel introduced the topic. He explained that the current site condominium
65 application has been tabled and briefly summarized the timeline. The latest proposal that had
66 been submitted is to conditionally rezone a portion of the site from Farming Residential (FR) to
67 Rural Estate (RE) to allow for an increase in the allowable density. He explained that a previous
68 concept plan had been approved but since that time additional property has been acquired and the
69 plan has changed substantially. He continued, stating that the latest plan appears to be better
70 than the previous concept plan overall, but the Planning Commission is having difficulty
71 approving the plan as presented because it does not quite meet the fifty percent (50%) open space
72 requirement for the Cluster Development Option (CDO) and because the current zoning of FR,
73 even with a portion rezoned to RE, does not allow for the proposed density of the development.
74 He continued, stating that the application does not specifically call out the proposed open space
75 area as being dedicated for preservation or public use, which is required to comply with the CDO
76 requirements.

77
78 The Planning Commission discussed the applications to determine potential solutions to the open
79 space and density issues. Chairman Meisel proposed that a potential solution could be to request
80 a conditional rezoning of the entire site (~72 acres) from FR to RE and explicitly state that the
81 open space area would be utilized for preservation and/or public use.

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83 The Planning Commission briefly discussed the conditional rezoning process. The Planning
84 Commission determined that the current conditional rezoning application was incomplete and
85 that a revised application should be submitted.

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87 *The item was closed at 8:20 pm.*

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89 **NEW BUSINESS #2 (8:21 pm): Review of Livingston County Planning Department**
90 **Comments re: Zoning Amendments:**

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92 Chairman Meisel introduced each proposed Zoning Ordinance amendment and read the
93 comments from the Livingston County Planning Department pertaining to each. The Planning
94 Commission briefly discussed the comments. Chairman Meisel stated that the proposed
95 amendments and comments would be forwarded to the Township Board for their consideration.

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97 *The item was closed at 8:59 pm.*

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99 **OLD BUSINESS #2 (9:05 pm): Sight Line Regulations:**

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101 Chairman Meisel summarized the previous discussions on sight line regulations. He brought up
102 a working draft of potential methods to evaluate and regulate sight lines for construction on
103 lakefront properties. The Planning Commission briefly discussed the proposed evaluation
104 procedure. It was determined that additional discussion would be necessary.

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106 *The item was closed at 9:18 pm.*

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108 **MISCELLANEOUS BUSINESS #1 (9:19 pm): Next Workshop Meeting:**

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110 A workshop meeting was scheduled for October 16, 2019, beginning at 6:00 pm.

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112 *The meeting was adjourned at 9:21 pm.*