

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING & PUBLIC HEARING MINUTES**

3 **August 11, 2020 7:00 p.m.**

4 *Note: This meeting was held via electronic remote access, in accordance with the Michigan*
5 *Governor’s Executive Orders 2020-75, 2020-99, and 2020-100.*

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8 **PRESENT:** Mark Meisel, Dave Wardin, Kurt Schulze, Rich Erickson, and Dan Stickel

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10 **ABSENT:** Bill Wood and Perry Green

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

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15 **CALL TO ORDER (7:05 pm):** The meeting was called to order by Chairman Mark Meisel.

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17 **PLEDGE OF ALLEGIANCE (7:05 pm):**

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19 **CALL TO THE PUBLIC (7:06 pm):**

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21 No public comments or questions were received.

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23 **APPROVAL OF THE AGENDA (7:06 pm):**

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25 Kurt Schulze made a motion to approve the agenda as presented. Dave Wardin supported the
26 motion. Motion carried by unanimous voice vote.

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28 **APPROVAL OF THE MINUTES (7:08 pm):**

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30 **May 20, 2020 Regular Meeting Minutes:**

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32 The draft minutes were reviewed. Minor revisions were made. Dave Wardin made a motion to
33 approve the 05/20/2020 Regular Meeting Minutes as amended. Dan Stickel supported the
34 motion. Motion carried by unanimous voice vote.

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36 **June 9, 2020 Regular Meeting Minutes:**

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38 The draft minutes were reviewed. Dave Wardin made a motion to approve the 06/09/2020
39 Regular Meeting Minutes as presented. Kurt Schulze supported the motion. Motion carried by
40 unanimous voice vote.

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42 **June 24, 2020 Regular Meeting & Public Hearing Minutes:**

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44 The draft minutes were reviewed. Minor revisions were made. Dan Stickel made a motion to
45 approve the 06/24/2020 Regular Meeting & Public Hearing Minutes as amended. Kurt Schulze
46 supported the motion. Motion carried by unanimous voice vote.

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July 1, 2020 Regular Meeting Minutes:

The draft minutes were reviewed. Minor revisions were made. Dave Wardin made a motion to approve the 07/01/2020 Regular Meeting Minutes as amended. Dan Stickel supported the motion. Motion carried by unanimous voice vote.

Chairman Meisel recessed the regular meeting and opened the public hearing at 8:12 pm.

PUBLIC HEARING #1 (8:12 pm): MMMA Caregiver Regulations:

Chairman Meisel read the public hearing notice for the proposed MMMA caregiver regulation amendments:

“Notice is hereby given the Tyrone Township Planning Commission will hold a Public Hearing on Tuesday, August 11, 2020, beginning at 7:30 p.m. via Zoom teleconference. Information to join this meeting will be posted to the township’s website prior to the meeting. The purpose for the Public Hearing is:

*To receive public comments regarding proposed amendments to Zoning Ordinance #36:
1. Article 21, Section 21.55 – Medical Marijuana Uses, to modify requirements for caregiver operations and to include references to recent State of Michigan amendments affecting the MMMA.”*

Chairman Meisel brought up the proposed amendments draft documents on his shared screen for discussion. He read through the proposed amendments. The Planning Commission discussed the proposed text. Chairman Meisel discussed with the Planning Commission and Greg Elliott changes to the MMMA and the way it can be regulated based on various court decisions/rulings since the draft was previously recommended for approval to the Township Board. References to “personal use” were deleted from the draft text. Language regarding “qualifying patients” was removed from the draft text. Language regarding security features/requirements for caregiver operations was discussed. Various minor revisions were made for the purpose of consistency with the MMMA based on amendments and court rulings/decisions that had occurred since the draft text was previously reviewed.

Chairman Meisel opened the floor to public questions and comments. No public was in attendance. No public comments or questions were received.

Chairman Meisel closed the public hearing at 8:42 pm.

OLD BUSINESS #1 (8:42 pm): MMMA Caregiver Regulations:

Dave Wardin made a motion to recommend Township Board approval of the proposed MMMA Caregiver Regulation amendments and forward to the Livingston County Planning Commission for review and comment. Dan Stickel supported the motion. Motion carried by unanimous voice vote.

93 The Planning Commission briefly discussed the procedure for Zoning Ordinance text
94 amendments.

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96 *The item was closed at 8:49 pm.*

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98 *Dave Wardin made a motion to suspend the order of business and place New Business Item #1,*
99 *Strach Land Division, above all other business items. Kurt Schulze supported the motion.*
100 *Motion carried by unanimous voice vote.*

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102 **NEW BUSINESS #1 (8:50 pm): Strach Land Division:**

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104 Chairman Meisel brought up the application on his shared screen and summarized the request.
105 He indicated that the applicant would like to split his property, which was currently a
106 combination of two platted lots, back into two parcels which would result in a configuration
107 similar to the original platted lots with minor modifications.

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109 Chairman Meisel indicated that the Township Board had amended the Land Division Ordinance
110 without coordinating said amendments with existing requirements in the Zoning Ordinance. He
111 stated that, as a result, there are some requirements that still exist in the Zoning Ordinance that
112 do not apply to the current Land Division Ordinance. He suggested that the Planning
113 Commission review the application for compliance with both ordinances. He indicated that the
114 application was sent to the Planning Commission for review in accordance with the Land
115 Division Ordinance requirement for proposed divisions that would result in a parcel or parcels
116 with a depth to width ratio exceeding four to one (4:1).

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118 The Planning Commission reviewed the land division application for compliance with all
119 applicable ordinances and the Michigan land Division Act. They determined that the resulting
120 configuration exceeding a 4:1 depth to width ratio would be acceptable based on the original
121 platted configuration of the lots and because it would be substantially similar to the pattern of
122 development and other parcels in the immediate area.

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124 The Planning Commission made note that there was a grinder pump for residential sanitary
125 sewer shown on the drawing which would be located on the vacant resulting parcel, though it
126 was assumed that the grinder pump was intended to service the existing dwelling on the
127 remainder parcel. They determined that, as a condition for approval, the applicant should
128 coordinate with the Livingston County Drain Commissioners Office (LCDC) and the Livingston
129 Regional Sewer System (LRSS) to resolve the grinder pump location issue they had identified.
130 Discussion amongst the Planning Commission continued.

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132 Dave Wardin made a motion to recommend Township Board approval of the Strach Land
133 Division, acknowledging that the application is consistent with requirements in Section 20.02.N
134 of the Zoning Ordinance to exceed a 4:1 depth-to-width ratio, conditional upon providing
135 clarification on the location of the grinder pump depicted on the drawings and future sewer
136 connection(s). Kurt Schulze supported the motion. Motion carried by unanimous voice vote.

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138 *The item was closed at 9:14 pm.*

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MISCELLANEOUS BUSINESS #1 (9:15 pm): Next Workshop Meeting:

A workshop meeting was scheduled for August 19, 2020, beginning at 6:00 pm.

CALL TO THE PUBLIC (9:15 pm):

No public comments or questions were received.

The meeting was adjourned at 9:16 pm.