

**TYRONE TOWNSHIP  
TYRONE TOWNSHIP BOARD AND PLANNING COMMISSION  
JOINT MEETING APPROVED MINUTES - MAY 17, 2017**

**CALL TO ORDER**

Supervisor Cunningham called the joint meeting of the Tyrone Township Board and the Planning Commission to order with the Pledge of Allegiance on May 17, 2017 at 6:00 p.m. at the Tyrone Township Hall.

**ROLL CALL**

Present: Supervisor Mike Cunningham, Clerk Marcella Husted, Treasurer Marna Bunting-Smith, Trustees Al Pool, Soren Pedersen, and Chuck Schultz, PC Chairman Mark Meisel, PC Secretary Dave Wardin, Commissioners Cam Gonzalez and Kurt Schultz. Commissioners Ron Puckett arrived at 6:30 p.m. and Bill Wood at 6:45 p.m. Absent: Trustee David Walker.

**APPROVAL OF AGENDA – OR CHANGES**

Trustee Chuck Schultz moved to approve the agenda as amended. (Trustee Pool seconded.) The motion carried; all ayes.

The modifications are as follows:

*Added:* Discussion of Ron Gordon PUD and Macklin Mechanical Invoice

**PUBLIC REMARKS**

Gary Delamielleure at 10169 Carmer had a fire in a detached accessory structure and wants to rebuild where it was previously located. He already has one detached accessory structure and to allow a second is not allowed per our ordinance.

**NEW BUSINESS**

**1. Summer tax and newsletter mailing proposals.**

Supervisor Cunningham moved to accept the proposal from KCI to print and mail the Summer 2017 tax bills and newsletter. (Trustee Schultz seconded.) The motion carried; all ayes.

**1.a. Request to approve quote from Macklin Mechanical for repairs of air conditioning units.**

Supervisor Cunningham moved to approve the quote from Macklin Mechanical for repairs of air conditioning units. (Trustee Al Pool seconded.) The motion carried; all ayes.

**2. Request to add the Lake Tyrone weed control and aeration special assessments to the summer tax bills.**

Treasurer Bunting-Smith discussed that Lake Tyrone residents requested the Livingston County Drain Commissioner split the special assessment for weed control and aeration between the summer and winter tax bills.

Treasurer Bunting-Smith moved to approve the request to add the Lake Tyrone weed control and aeration special assessments to the summer tax bills. (Clerk Husted seconded.) The motion carried; all ayes.

**TYRONE TOWNSHIP  
TYRONE TOWNSHIP BOARD AND PLANNING COMMISSION  
JOINT MEETING APPROVED MINUTES - MAY 17, 2017 – PAGE 2**

**2.a. Discussion regarding Ron Gordon Planned Unit Development (PUD).**

Mr. Gordon wants to make minor revisions to his PUD which includes construction of an accessory building on the commercial portion of the site. It was recommended the Township assist Mr. Gordon and modify the existing PUD agreement with proposed revisions consistent with his current land use for Mr. Gordon to review and agree to. The Planning Commission will also revisit the current zoning of the parcel to determine if PUD (current) or PCS (future planned) is the best option.

**3. Update for prior activities discussed during the last joint meeting.**

Mark Meisel discussed the updates to items discussed at our last joint meeting on 4/21/15 which included the Noise Ordinance, Blight Ordinance, Medical Marijuana Ordinance, land divisions, outdoor furnaces, accessory structures, open space and referencing and indexing of Zoning Ordinance.

**4. Update for current activities and pending amendments to be forwarded to the Township Board.**

Mark Meisel stated that the zoning map update was approved at the May 16, 2017<sup>h</sup> meeting and will be forwarded to the Clerk. The GIS update is being done by Brian Keesey, Senior Planner with McKenna Associates.

**5. Review of items on the PC Action List.**

Mark Meisel presented the Tyrone Township Planning Commission Action List and Schedule. This list includes items next to address including open space calculation, request to amend PUD agreement for Ron Gordon, wireless regulations, sign ordinance review, planned office text to support the Master Plan, residential wind generators, autonomous vehicle regulations, solar farms, and the 5 year Master Plan review.

**6. Open Space amendment recommendations.**

In response to concerns with the current requirement that open space be set aside as part of a land division in most residential zoning districts, the Planning Commission reviewed a proposal which would eliminate the open space requirement but would increase the minimum lot size in most residential districts. Board members encouraged the Planning Commission to proceed with this approach.

**7. Pending sign ordinance updates.**

The U.S. Supreme Court has said in *Reed v. Gilbert* that “Specifically, forms of noncommercial speech cannot be regulated differently based on the content of the sign’s message.” The Planning Commission is currently reviewing our sign ordinance and proposing amendments to make sure it is content neutral and compliant with the Supreme Court ruling.

**TYRONE TOWNSHIP  
TYRONE TOWNSHIP BOARD AND PLANNING COMMISSION  
JOINT MEETING APPROVED MINUTES - MAY 17, 2017 – PAGE 3**

**8. Medical Marijuana amendments to accommodate the latest Public Act.**

Further discussion by the Township Board needs to occur regarding whether to allow medical marijuana facilities to operate in the Township. PA 281 of 2016 states that no action is required if a municipality doesn't want a medical marijuana facility in their township. The current Tyrone Township Medical Marijuana regulations would not permit "facilities" as defined by PA 281.

**9. 74 acre parcel discussion.**

Discussion on what type of development may be allowed on the White Lake Road property near Runyan Lake Road.

**10. LK1 accessory structure discussion.**

Mr. Robert Busby at 6035 Mabley Hill Rd. submitted a letter stating that he had a fire in an accessory structure and wants to rebuild it and is asking that we reduce the side yard setback from 10' to 5' minimum with written approval from adjacent property owners and special approval from the Planning Commission. He also wants to increase the maximum floor area from 800 square feet to 1,200 square feet with special approval from the Planning Commission.

Mr. Mark Betley at 10423 Lake Shore Dr would like to build an accessory structure across Lake Shore Drive which doesn't currently have a structure on it. His parcels are separated by Lake Shore Drive and cannot currently be joined.

**11. Annual joint meeting schedule.**

We will try to schedule another joint meeting for November 2017.

**12. Discussion on additional Planning Commission meetings.**

Supervisor Cunningham noted that Planning Commission meetings are very long and shouldn't run over two hours. He suggested additional Planning Commission meetings may be necessary to continue updating ordinances. In addition, one or two additional meetings will be needed to work on the master plan.

**ADJOURNMENT**

Trustee Gonzalez moved to adjourn. (Trustee Pool seconded.) The motion carried; all ayes. The meeting adjourned at 8:40 pm.