

**TYRONE TOWNSHIP
BOARD & PLANNING COMMISSION
JOINT MEETING AGENDA
JUNE 1, 2021 - 7:00 P.M.
(810) 629-8631**

The Board and Planning Commissioners are required to attend in person.

Residents are invited to attend in person or electronically via Zoom. Details to join via Zoom follow this agenda.

CALL TO ORDER – PLEDGE OF ALLEGIANCE – 7:00 P.M.

ROLL CALL

APPROVAL OF AGENDA – OR CHANGES

NEW BUSINESS

1. Master Plan
2. Sight Lines
3. Accessory Structure Amendments ([attachment](#))
4. Signs
5. Planning & Zoning Department future needs

MISCELLANEOUS BUSINESS

PUBLIC REMARKS

This is a time for residents to voice their comments, opinions or concerns on township-related issues and each person is allowed up to three minutes to speak. Please understand this is not a Q&A session and the Board may not answer questions.

ADJOURNMENT

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Supervisor Mike Cunningham

Clerk Marcella Husted

Please note: Anyone wishing to address the Township Board may do so during Public Remarks. The Tyrone Township Board of Trustees has established a policy limiting the time a person may address the Township Board at a regular or at a special meeting during the Public Remarks section of the agenda to three minutes. The Board reserves the right to place an issue under the New Business section of the agenda if additional discussion is warranted or to respond later either verbally or in writing through an appropriately appointed Township Official. Individuals with disabilities requiring auxiliary aids or services should contact the Tyrone Township Clerk at (810) 629-8631 at least seven days prior to the meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/87498889939?pwd=K1ZxOEFsZ0MybkhRZUY0MzhLRzVQUU09>

Meeting ID: 874 9888 9939

Passcode: 879005

One tap mobile

+16465588656,,87498889939#,,,,*879005# US (New York)

+13017158592,,87498889939#,,,,*879005# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 874 9888 9939

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Find your local number: <https://us02web.zoom.us/j/87498889939?pwd=K1ZxOEFsZ0MybkhRZUY0MzhLRzVQUU09>

Potential Amendments to Accessory Structure Standards (Section 21.02) Summary

Accessory Structure Size Limitations (R-1, R-2, LK-1):

The current maximum floor area for detached accessory structures in the R-1, R-2, and LK-1 zoning districts is 800 square feet. Under Section 21.02.G, there is a provision to allow for an increase in floor area to up to 1,200 square feet (subject to approval by the Planning Commission following formal review and public hearing).

Accessory Structure Number Limitations (R-1, R-2, LK-1, FR/RE under 2 acres):

On properties zoned R-1, R-2, or LK-1, as well as FR and RE properties that are 2 acres or less in area, only 1 detached accessory structure is permitted (in addition to 1 incidental accessory structure 100 square feet or less in area).

Review Process for Increased Accessory Structure Size from 800 sq. ft to 1,200 sq. ft. (R-1, R-2, LK-1):

As previously expressed, Section 21.02.G provides a process in which the maximum permitted floor area for detached accessory structures may be increased to up to 1,200 square feet in floor area and up to 2 feet in height. The process requires that applicants provide a site plan that the Planning Commission reviews in accordance with the standards in Section 21.02.G to evaluate potential nuisance factors, aesthetics, neighborhood compatibility, potential impacts to site drainage, potential impacts to views from nearby properties, etc...

Accessory Structure Yard Locations (All Residential Districts):

On non-lakefront properties zoned R-2, R-2, or LK-1, as well as FR and RE properties that are 2 acres or less in area the yard location requirements are as follows (Note: example below is Section 21.02.B.2.b – FR/RE lots <2 acres. The requirements are virtually identical in the other districts noted above with the exception of referencing modifications for lakefront properties):

- i. Attached Accessory in Front or Side Yard. If an attached accessory building or structure is located in the front or side yard, then any detached accessory building or structure shall be located in the rear yard.*
- ii. Attached Accessory not in Front or Side Yard. If an attached accessory building or structure is not located in a front or side yard, then any detached accessory building or structure shall be permitted only in the side or rear yard.*
- iii. Detached Accessory Not Between Principal Building and Street. A detached accessory building or structure shall not be located between the principal building and an adjacent road, except on corner lots where the detached accessory may be closer to the side street than the principal building but shall comply with the required front yard setback along the side street.*

Section 21.02.B.2.d addresses front yard location detached accessory structures on FR/RE parcels that are 20 acres or larger in area:

FR and RE Parcels 20 Acres or Larger - Front Yard Accessory Buildings and Structures. In the FR and RE Districts, accessory buildings and structures may be allowed in front yards only on parcels of twenty (20) or more acres in area with at least four hundred sixty six (466) feet of road frontage. Accessory buildings shall be at least two hundred fifty (250) feet from the principal building or structure and one hundred fifty (150) feet set back from the road right-of-way. Additionally, a shelter designed to protect children from inclement weather may be erected in a front yard area during the school year when school buses are in operation; such shelter shall be removed during the summer months when school buses are not in operation. All such permitted front yard accessory buildings and structures shall not be directly in front of the primary or principal building or structure but to the side of the primary or principal building or structure.

Accessory Structures Constructed Prior to Principal Structures (All Residential Districts):

Section 21.02.A.2.f allows for construction of a detached accessory structure prior to construction of a principal structure as long as both structures are permitted in conjunction with one another and as long as the principal structure is constructed within 1 year. If a principal structure is not constructed in 1 year, the accessory structure is required to be removed.

Accessory Dwelling Units (ADUs):

The Zoning Ordinance does not currently address the topic of accessory dwelling units (ADUs). This is a fairly new concept in terms of zoning regulation that could be utilized to address a number of needs residents have. Some municipalities adopt ADU regulations to address needs for additional and/or affordable housing where there is a demand for such uses. Others use ADUs to address uses such as “granny pods/flats” or “mother-in-law suites” as an alternative to retirement homes/assisted living facilities. In recent years, demand for the latter has been expressed by residents has been much more prevalent than the former.