

**TYRONE TOWNSHIP
BOARD & PLANNING COMMISSION JOINT MEETING
APPROVED MINUTES – JUNE 1, 2021**

CALL TO ORDER

Supervisor Cunningham called the meeting of the Tyrone Township Board and Planning Commission to order with the Pledge of Allegiance on June 1, 2021 at 7:00 p.m. at the Tyrone Township Hall.

ROLL CALL

Present: Supervisor Mike Cunningham, Treasurer Jennifer Eden, Clerk Marcella Husted, Trustees Kurt Schulze, Herman Ferguson, David Walker, and Zach Tucker; Planning Commissioners Dan Stickel, Jon Ward, Richard Erickson, Perry Green, Steve Krause, and Bill Wood.

Also present: Zoning Administrator Ross Nicholson, Carlisle Wortman planners Zach Michels and Doug Lewan, township attorney Chuck Widmaier, and township engineer Phil Westmoreland.

APPROVAL OF AGENDA – OR CHANGES

Trustee Walker moved to approve the agenda as amended. (Treasurer Eden seconded.) The motion carried; all ayes. The amendment was as follows:

Moved the Master Plan topic to the end of the agenda to allow planner Doug Lewan to join electronically later.

NEW BUSINESS

1. Sight Lines.

The group discussed the problems with the sight line requirements: lack of a defined process, the difficulty in applying a uniform, fair/equitable standard, particularly on lakefront properties, and enforceability. Planner Zach Michels (Carlisle Wortman) explained ways other municipalities tackled sight line issues. The Planning Commission will come up with ideas and present them to the board at a later time. No motion was made.

2. Accessory Structure Amendments.

Zoning Administrator Ross Nicholson said he receives many complaints on the requirements of accessory structures size; residents want larger structures to safehouse equipment and “toys,” although aesthetics remains the challenge. He also receives requests to have a structure or trailer prior to building the primary home for a time longer, to allow the owner to live in while building. Other requests—accessory structures in front yards and accessory dwelling units (aka mother-in-law units)—were also discussed. No motion was made.

The group agreed the Planning Commission should look at the feasibility of:

- Modifying the current review process to permit accessory structures up to 1,200 sq. feet in certain zoning districts.

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- Permitting larger accessory structures on parcels over 2 acres/being less restrictive in more rural zoning areas.
- Allowing other areas of the yard, other than backyard, for accessory structures, or to make less restrictive in certain zoning districts.
- Limiting accessory dwelling units to larger lot sizes or zoning districts, at least at first; addressing rental issues, but stopping short of allowing short-term rentals (such as Airbnbs).

3. Signs.

Sign regulations need to be updated to include a SCOTUS decision disallowing the discrimination of specific signs. No motion was made.

4. Planning & Zoning Department future needs.

Supervisor Cunningham spoke of needing an extra position in the Planning & Zoning department in the near future. No motion was made.

[Public comments were taken at this point, until Doug Lewan was able to join electronically.]

5. Master Plan.

Doug Lewan of Carlisle Wortman Associates explained the process of creating a successful Master Plan. Mr. Lewan said the Master Plan process could take up to a year or more. No motion was made.

MISCELLANEOUS BUSINESS

None.

PUBLIC REMARKS

Comments included interest in the historic town hall, the Master Plan, and general opinions.

ADJOURNMENT

Trustee Walker moved to adjourn. (Treasurer Eden seconded.) The motion carried; all ayes. The meeting adjourned at 9:39 p.m.