

TYRONE TOWNSHIP PLANNING COMMISSION
APPROVED REGULAR MEETING MINUTES
March 9, 2021

Note: This meeting was held via electronic remote access (Zoom)

PRESENT: Chairman Dan Stickel, Vice-Chairman Kurt Schulze, Commissioners Rich Erickson, Jon Ward, Steve Krause, Bill Wood and Perry Green

OTHERS PRESENT: Ross Nicholson, Karie Carter, and Kathleen Kline-Hudson

CALL TO ORDER: The meeting was called to order by Chairman Stickel at 7:00 pm.

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA:

Vice-Chairman Schulze moved to approve the agenda as presented. Commissioner Krause seconded. The motion carried.

APPROVAL OF THE MINUTES: 12/08/2020 Regular Meeting Minutes

Commissioner Krause moved to approve the 12/08/20 minutes, Commissioner Erickson supported. The motion carried.

OLD BUSINESS: Accessory Structure Standards.

Chairman Stickel shared his screen to show the document that Nicholson has been working on. He said no major revisions have taken place in 20 years or so and they want to bring the ordinance up to the standards the residents of the township want. He asked Nicholson to guide them through the discussion.

Nicholson said that in previous meetings they looked into increasing the accessory size for R-1, R-2, & LK-1.

Commissioner Ward asked if the new planner had been tasked with looking at this as well. Ross said that the township hired a new planning consultant and they will help with potential ordinance amendments but he feels this can be done at the planning commission level without much from the consultant. He said the last major amendments were made in 2012 and other than that it's virtually unchanged. Things like setbacks and yard location requirements have a lot of flexibility and are up to the Planning Commission and then ultimately the Board to determine what would be most appropriate for our community based on what we hear from residents, what the demands are, etc.

Nicholson walked through the list on the screen. One of the major things that people have been requesting is mother-in-law suites/accessory dwelling units (ADUs) as an alternative to the retirement home setting for elderly relatives or friends staying over. One of the main reasons this

hasn't been considered in the past is the potential for turning structures that could be considered ADUs into secondary dwelling units and then renting those dwellings for income. One potential mechanism to discourage the renting out of these dwellings is putting language in our ordinance which would limit the use of those structures to short term without compensation. Another way would be to require deed restrictions. That would be similar to what was done with accessory structures on adjacent lots. A couple of years ago, the township did a poll via the township email list to see who would be interested in mother-in-law suites and overwhelming positive input was received.

It was agreed that it is something that the Planning Commission should consider. Commissioner Schulze asked Nicholson about Airbnb rentals, and Nicholson said we have nothing in our ordinance addressing them at this time. Commissioner Krause asked what the enforcement mechanism would be if someone was renting out their ADU. Nicholson said that his understanding was that if it was in the deed, the Township would be the enforcement mechanism and they could take legal action against someone in violation.

Commissioner Green said it seems like such a reach for the local government to require deed restrictions. He said he'd like to see something a little less imposing. Nicholson stated that the majority of municipalities do not permit this use. If we, as a municipality, would be considering this above and beyond what most municipalities would permit, a deed restriction may be justified. Krause also stated that he wasn't comfortable with deed restrictions. He felt we could enforce using our ordinances. Nicholson stated that either way would be okay and that it is up to the Planning Commission to decide and to recommend to the Board. Chairman Stickel stated that regardless of the mechanism they chose for enforcement they need to take into consideration how much of a nuisance the rentals are or will be. If they present major nuisance factors, then maybe deed restrictions are needed; if not, then just an ordinance might be fine.

Commissioner Erickson asked if anyone had ever applied for a special land use or a variance for an ADU. Nicholson said that we don't consider use variances, so going the ZBA route would not be an option. We don't have any specific provisions to consider it, we have not permitted it. There is not a mechanism for a resident to appeal on this particular use. Ward asked what the results of the survey regarding mother-in-law suites were; Nicholson guessed that we got around 50 responses. Most of those responses were in favor of it with the necessary safeguards in place. The board continued their discussion regarding ADUs and Chairman Stickel felt it was something they should consider. Nicholson was tasked with creating a rough draft of language addressing ADUs.

The board further discussed the accessory structures ordinances and the changes and updates that may be needed.

NEW BUSINESS: Annual Livingston County Planning Department Visit

Kathleen Kline-Hudson, Director of the Livingston County Planning Department (LCPD), spoke to the Planning Commission and provided updates on various topics the LCPD is currently involved in/will be working on in the future. Some of the topics she discussed were the

Livingston County Trails Plan, the new county park opened in Genoa Township, ADU language in their Master Plan, a proposed sports field, and their brown bag lunch program.

Chairman Stickel thanked her for sharing the information with the Planning Commission.

CALL TO THE PUBLIC: Multiple residents voiced their opposition to the proposed asphalt company during public comments. There was also some public discussion regarding ADUs.

ADJOURNMENT: The meeting was adjourned by Chairman Stickel at 9:00 pm.

APPROVED