

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING & PUBLIC HEARING MINUTES**
3 **March 12, 2019 7:00 p.m.**
4
5

6 **PRESENT:** Mark Meisel, Dave Wardin, Kurt Schulze, and Perry Green
7

8 **ABSENT:** Al Pool and Bill Wood
9

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

13 **CALL TO ORDER (7:03 pm):** The meeting was called to order by Chairman Mark Meisel.
14

15 **PLEDGE OF ALLEGIANCE (7:03 pm):**
16

17 **CALL TO THE PUBLIC (7:04 pm):**
18

19 No public comments were received.
20

21 **APPROVAL OF THE AGENDA (7:04 pm):**
22

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

26 **APPROVAL OF THE MINUTES (7:57 pm):**
27

28 **February 12, 2019 Regular Meeting Minutes:**
29

30 Minor revisions were made to correct spelling, grammar, and add clarity. Dave Wardin made a
31 motion to approve the February 12, 2019 regular meeting minutes as amended. Kurt Schulze
32 supported the motion. Motion carried by unanimous voice vote.
33

34 *Dave Wardin made a motion to suspend the order of business to place the new business item*
35 *above old business. Perry Green supported the motion. Motion carried by unanimous voice*
36 *vote*
37

38 **NEW BUSINESS # 1 (7:10 pm): Rock Church SLU Application:**
39

40 Chairman Meisel introduced the topic by explaining that the Rock Church is seeking a special
41 land use permit to construct a new worship center adjacent to their existing property located at
42 Bennett Lake and Linden roads. He suggested that Greg Elliott read through the review letter he
43 had prepared for the application.
44

45 Greg Elliott read through the review letter, item by item, and explained which requirements have
46 been addressed and which items required additional information.

47
48 *The item was temporarily closed at 7:30 pm.*
49 *The regular meeting was temporarily recessed at 7:30 pm to hold the scheduled public hearing.*
50

51 **PUBLIC HEARING # 1 (7:31 pm): Rock Church SLU Application:**
52

53 Chairman Meisel opened the public hearing and read through the public hearing notice that was
54 mailed to all property owners within three-hundred (300) feet of the subject property and
55 published in the Tri County Times newspaper on Sunday, February 24th. He brought up the
56 plans on the overhead screens and summarized the content of each page. He asked Greg Elliott
57 if any special provisions would be required for a church in a residential zoning district. Greg
58 Elliott stated that it is considered a permitted special land use in the Rural Estate (RE) zoning
59 district subject to approval of the special land use and site plan review. Chairman Meisel asked
60 for an explanation of the proposed landscaping plan. Doug Scott of Rowe Professional Services
61 described the landscaping plan as it was proposed and explained the reasoning behind the
62 proposed placement of trees, shrubs, rocks, and other features. There was a brief discussion
63 between Greg Elliott and Doug Scott regarding the landscaping details. The primary concern
64 shared by Greg Elliott and the Planning Commission was the proposed spacing and species of
65 trees that would be planted on the site. Doug Scott stated that they would not be opposed to
66 making some changes to the landscaping plan if deemed necessary. Chairman Meisel made
67 several suggestions for Doug Scott to run past the Landscape Architecture department at Rowe
68 Professional Services. The Planning Commission and Greg Elliott described and elaborated on
69 the proposed building materials and façade and Matt Niles confirmed details and answered
70 questions. There were no significant concerns regarding the building materials of façade design.

71
72 *Chairman Meisel opened the floor to public comments at 7:37 pm.*
73

74 Representatives from the Rock Church including Neil Thompson and Wes Morris, as well as
75 contracted professionals involved in the project including Tim Fick, Doug Scott, and Matt Niles,
76 took a moment to introduce themselves to the Planning Commissioners and the public in
77 attendance.
78

79 Wes Morris introduced himself as the Pastor of the Rock Church. He stated that the intent of the
80 proposed worship center is to preach the gospel to large groups of people. He indicated that the
81 building is designed to be basic in terms of aesthetics with a predominantly open floor plan. He
82 stated that from conception of the plan, the project has taken twelve (12) years to get to this
83 stage. He quoted from the Bible and stressed the importance of gospel in helping people and
84 changing lives. He summarized the history of the Rock Church and shared stories of how prayer
85 and religion has benefited individuals in the community. He thanked the Planning Commission
86 and those working on the project for all of the work that has been done and for the opportunity to
87 present the application.
88

89 Paul Phelps (9009 Apple Orchard Drive) stated that he had several questions regarding the
90 proposed worship center. He indicated that he lives adjacent to the property in close proximity
91 to the proposed driveway approach on Linden Road. He asked for an explanation of the timing,
92 intensity, and angle of the parking lot lighting, an explanation of the proposed location for the

93 septic system, the usage of Apple Orchard Drive by members of the church community, and
94 whether or not outdoor services would be held at the new property. Doug Scott of Rowe
95 Professional Services explained that the septic system is located in the area where the soils are
96 best suited for the use and meeting all applicable standards for separation distances according to
97 the Livingston County Health Department (LCHD). Chairman Meisel suggested that Paul
98 Phelps and Doug Scott work together to review factors such as separation and well depth to
99 confirm the location of the proposed septic system would not negatively impact the property. He
100 indicated that the site lighting would all be directed downward and there would be very little to
101 no light emanating past the property lines. Wes Morris indicated that there would be little to no
102 parking lot lighting during times that the building is not in use. Doug Scott indicated that the
103 driveway approach location was approved by the Livingston County Road Commission (LCRC)
104 and that it was actually encouraged to line up their approach with the approach for Apple
105 Orchard Drive so there is a reduced potential for opposing turning movements. He continued,
106 stating that it is anticipated that the majority of the church traffic would utilize Linden Road due
107 to the condition of the road and accessibility. Paul Phelps stated that during Sunday services,
108 Apple Orchard Drive is used heavily by churchgoers seeking an alternative to turning left onto
109 Bennett Lake Road. Wes Morris stated that he has observed such usage of Apple Orchard Drive.
110 He indicated that, since they began holding services at Lake Fenton High School, they have
111 established a parking crew to help direct traffic during services. He indicated that using the
112 parking crew should help to divert traffic to the appropriate routes and reduce the usage of the
113 road system. There was a brief discussion on the usage of the road system in the Apple Orchard
114 Subdivision. Wes Morris thank Paul Phelps for being a great neighbor. He stated that outdoor
115 services would likely occur on the site. He indicated that the church intends to abide by the
116 Township noise limitations and do anything else necessary to help limit potential nuisance
117 factors. He explained that, if something can be done to mitigate the sound to reduce potential
118 nuisances further, he would definitely be willing to work with him to resolve the issue. He also
119 suggested that they could notify residents in advance to inform them of the date and time of
120 outdoor services. Chairman Meisel suggested that directing the speakers/sound system to the
121 south/southwest during outdoor events could reduce the noise audible from properties on the east
122 side of Linden Road. Chairman Meisel asked if Paul Phelps and the applicants were satisfied
123 with the outcome of the discussion. All agreed.

124
125 Richard Verrell (9075 Apple Orchard Drive) commented on the usage of Apple Orchard Drive
126 by members of the church community. He indicated that, in the past, there were attempts of
127 property owners within the Apple Orchard Subdivision to install speed bumps to deter excessive
128 use of the road, however, they were turned down by the LCRC. Chairman Meisel stated that he
129 knows of instances where people have lived and paid taxes in a community for fifty (50) plus
130 years and never see maintained or repair of their roads. He continued, stating that the
131 unfortunate reality is that this sort of lack of maintenance and repairs generally remains
132 unresolved unless there is additional funding contributed by private property owners. He
133 encouraged Richard Verrell and other residents to continue communicating with the LCRC to try
134 to make progress in terms of traffic control mechanisms to mitigate excessive usage of the road
135 system. Richard Verrell asked if anyone was aware of any plans that the LCRC has to make
136 roadway improvements in the area. No one was certain whether or not roadway improvements
137 were being planned or considered. Chairman Meisel added that the Township Board has been
138 working hard to contribute funds and work with the LCRC on maintaining and repairing public

139 roads throughout the Township. He emphasized that the voice of the public is powerful and
140 reiterated that residents should communicate their concerns to the LCRC and the Township.

141
142 Earl Green (9033 Apple Orchard Drive) stated that he shares the same concerns as the other
143 residents had previously stated, but also has concerns about the location and depth of the well for
144 the proposed structure due to the proximity to his existing well. Chairman Meisel replied, stating
145 that he understands the concern since the proposed structure would likely draw large amounts of
146 water compared to typical single-family homes. He continued, stating that there would likely be
147 significant draws while the building is being used combined with periods on non-use when the
148 building is not in use. He explained that the LCHD has performed extensive reviews of the
149 proposed well and septic systems to ensure that the proposals would both be suitable for the
150 intended uses and would not negatively impact other properties in the immediate area. He
151 briefly described the LCHD review standards and suggested communicating with the LCHD to
152 get more specific details on their standards and how they have been applied in reviewing the
153 proposal for the new worship center. Earl Green also inquired about the proposed retention pond
154 for the site in terms of whether or not the water would be retained and how the drainage would
155 be managed. Doug Scott explained that they are proposing to utilize a detention system that
156 would have a metered outlet into the natural channel. He continued, stating that they are
157 working with the Livingston County Drain Commissioner on the design to further enhance the
158 drainage while ensuring that it follows the natural drainage course that exists today. Earl Green
159 asked for how long water would typically be retained within the detention system. Doug Scott
160 replied, stating that it would be expected that any water detained in the system should be gone
161 within twenty-four (24) hours. Earl Green asked what diameter the well would be. Tim Fick
162 explained that the building will be required to have a fire suppression system so, while water
163 usage would typically be light to moderate due to the hours of operation, it is likely that a six (6)
164 to eight (8) inch well will be required. Chairman Meisel stated that there will not be a definite
165 answer on the specifics at this time, but he would recommend communicating with the LCHD
166 for additional details as they become available. Tim Fick added that they are currently in the
167 process of designing the fire suppression system so more information will be available following
168 review of the plans and GPM (gallons per minute) flow calculations.

169
170 Chairman Meisel asked if there were any additional public comments or questions. None were
171 received. He asked the Planning Commission if they had any additional questions or comments.
172 Kurt Schulze asked what their anticipated timeline in terms of breaking ground and completion.
173 Tim Fick stated that, if all goes well with the approval, they anticipate that they would be
174 breaking ground in May and completing the project before Christmas (12/25/2019). Perry Green
175 stated that he has interacted with Wes Morris and members of the church community on
176 numerous occasions and it has always been positive. Dave Wardin suggested that the use
177 statement for the special land use be included on the cover of the site plan so all of the relevant
178 information is consolidated on a single document. He then inquired about the multiple locations
179 for the primary and reserve septic fields on the site plan. Doug Scott stated that two different
180 locations are shown because they had done several percolation tests years apart and only one of
181 the two primary and reserve septic field locations would be utilized for the project. He stated
182 that they can remove one of the locations from the site plan if deemed necessary. Dave Wardin
183 asked whether or not all of the trees between the building site and the north property line would

184 be removed as shown on the landscaping plan. Doug Scott confirmed that they would be
185 removed.

186
187 There was a brief discussion between Paul Phelps, Tim Fick, and the Planning Commission
188 regarding the new church being constructed in Genesee County Near Linden and Owen Roads.

189
190 *The public hearing was closed at 8:40 pm by Chairman Meisel.*

191
192 **NEW BUSINESS #1 (8:40 pm): Rock Church SLU Application (continued):**

193
194 Chairman Meisel directed the meeting back to the Planning Commission to continue their review
195 of the Rock Church application.

196
197 The Planning Commission briefly discussed the proposed signage of the site inclusive of wall
198 signs and monument signs. Chairman Meisel explained that the Planning Commission is
199 currently working on amendments to the sign ordinance and could not definitively confirm that
200 the proposed signage will comply with the new standards. The Planning Commission briefly
201 reviewed the proposed amendments to the sign ordinance and determined that, as they are
202 drafted, the total coverage would comply. It was determined that the signage would require a
203 separate land use permit since the current ordinance standards at the time the application is
204 received would apply.

205
206 Chairman Meisel briefly went through the special land use and site plan review standards and
207 confirmed which had been met and what additional information will be required.

208
209 Dave Wardin made a motion to recommend Township Board approval of the Rock Church
210 Special Land Use conditional upon site plan approval, revisions to the use statement as discussed
211 (lighting, outside noise, and traffic management), and revisions to the site plan as discussed.
212 Kurt Schulze supported the motion. Motion carried by unanimous voice vote.

213
214 Dave Wardin made a motion to recommend Township Board approval of the site plan for the
215 Rock Church Special Land Use conditional upon the modified use statement being included on
216 the cover page of the site plan, minor revisions to the site plan, and submission of LCRC and
217 LCHD permits for well, septic, and road, noting that the Planning Commission has issued a
218 façade waiver, and also noting that the signage depicted on the site plan will be subject to
219 additional administrative review and permitting prior to completion of construction. Kurt
220 Schulze supported the motion. Motion carried by unanimous voice vote.

221
222 *The item was closed at 9:15 pm.*

223
224 **OLD BUSINESS #1 (9:18 pm): Cider Mill Crossings Second Entrance:**

225
226 Chairman Meisel introduced the topic and brought up the application documents on the overhead
227 monitors. He stated that the application is for the conversion of the existing emergency entrance
228 to a full-time entrance to accommodate the additional traffic anticipated from the recent
229 expansion of the Cider Mill Crossings Manufactured Home Community. He explained that the

230 application was previously reviewed on several occasions before arriving at the current design
231 for the proposed entrance design.

232
233 Dave Wardin made a motion to remove the item from the table. Kurt Schulze supported the
234 motion. Motion carried by unanimous voice vote.

235
236 Chairman Meisel explained that the motion would be for a recommendation for the Township
237 Board to amend the consent judgement between Tyrone Township and Sun Communities to
238 allow for conversion of the emergency entrance to a full-time entrance/exit. There was a brief
239 discussion amongst the Planning Commission.

240
241 Dave Wardin made a motion to recommend an amendment to the consent judgement between
242 Tyrone Township and Sun Communities to the Township Board to allow for conversion of the
243 existing emergency entrance to a full-time entrance/exit, as depicted on the latest drawings.
244 Perry Green supported the motion. Motion carried by unanimous voice vote.

245
246 *The item was closed at 9:20 pm.*

247
248 **OLD BUSINESS #2 (9:22 pm): Solar Farm Regulations:**

249
250 The Planning Commission briefly discussed the status of the draft solar farm regulations. It was
251 determined that further discussion would be held during the next workshop meeting.

252
253 No motion was made.

254
255 *The item was closed at 9:35 pm.*

256
257 **OLD BUSINESS #1 (9:35 pm): Lot Area for Land Divisions:**

258
259 The Planning Commission briefly discussed the current status of the proposed revisions to lot
260 area requirements for newly created parcels. The intent of the revisions would be to specify
261 which area should be included in calculations on riparian properties. It was determined that
262 further discussion would be held during the next workshop meeting.

263
264 *The item was closed at 9:49 pm.*

265
266 **MISCELLANIOUS BUSINESS #1 (9:50 pm): March Workshop Meeting:**

267
268 The March 2019 workshop meeting was scheduled for Wednesday, March 20th, beginning at
269 6:00 pm.

270
271 *The meeting was adjourned at 9:52 pm.*