

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES**
3 **April 14, 2020 7:00 p.m.**
4 **Meeting Held Via Zoom Video Conferencing**
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6

7 **PRESENT:** Mark Meisel, Dave Wardin, Kurt Schulze, Rich Erickson, and Perry Green
8

9 **ABSENT:** Dan Stickel and Bill Wood.
10

11 **OTHERS PRESENT:** Tyrone Township Planner Greg Elliott and Tyrone Township Planning &
12 Zoning Administrator Ross Nicholson
13

14 **CALL TO ORDER (7:00 pm):** The meeting was called to order by Chairman Mark Meisel.
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16 **PLEDGE OF ALLEGIANCE (7:00 pm):**
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18 **CALL TO THE PUBLIC (7:01 pm):**
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20 No public comments or questions were received.
21

22 **APPROVAL OF THE AGENDA (7:02 pm):**
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24 Dave Wardin made a motion to suspend the order of business, placing New Business item #1
25 (Rock Church Site Plan Review & Special Land Use) ahead of all other business items. Kurt
26 Schulze supported the motion. Motion carried by unanimous voice vote.
27

28 **APPROVAL OF THE MINUTES (7:03 pm):**
29

30 January 14, 2020 Regular Meeting Minutes:
31

32 Dave Wardin made a motion to approve the minutes as presented. Kurt Schulze supported the
33 motion. Motion carried by unanimous voice vote.
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35

36 **NEW BUSINESS #1 (7:05 pm): Rock Church Site Plan Review & Special Land Use:**
37

38 Chairman Meisel introduced the topic and provided a summary of where the Planning
39 Commission had left off in review of the application. He stated that the application had been
40 previously tabled pending minor revisions to the site plan and the use statement as well as
41 obtaining additional approvals from agencies having jurisdiction. He pulled up the latest
42 approvals that had been issued on the computer from the Michigan Department of Environment,
43 Great Lakes, and Energy (EGLE) and the Livingston County Road Commission (LCRC). Kurt
44 Schulze noted that the EGLE approval documents do not specifically reference parking lot
45 drainage/runoff. He asked the agent representing the Rock Church to explain. Tom Atkins
46 explained the parking lot drainage plan. Chairman Meisel explained that it is implied that EGLE

47 has no issue with the proposed drainage plan since it is specifically shown on the plans
48 referenced in the approval documents and there are no comments indicating otherwise.
49 Chairman Meisel asked Tom Adkins if the new proposed dumpster location and screening detail
50 is shown on the revised drawings. Tom Adkins stated that the location is shown on page # 17 of
51 the plan set and the enclosure details are included in the architectural drawings. Chairman
52 Meisel noted that the placement of bumper/parking blocks is now shown on the drawings. He
53 asked if the snow storage area is depicted on the plans. Tom Adkins indicated that the snow
54 storage area is shown and there are notes included which describe the details. He stated that he
55 cannot find the exact location of the notes but he would look for them as the Planning
56 Commission continues review of the application documents. Chairman Meisel asked if the
57 Church was still planning on applying for a land use permit for sign design and placement at a
58 later date. Tom Atkins confirmed.

59
60 Chairman Meisel asked the Planning Commission if they had any questions or comments. Greg
61 Elliott asked for additional information on the location of the proposed snow storage area in
62 relation to the regulated wetlands on the site. Tom Atkins elaborated. Chairman Meisel brought
63 up the use statement on the overhead screens and read through it. He asked for confirmation that
64 no on-site housing is being proposed. Tom Atkins confirmed that no on-site housing is
65 proposed. Chairman Meisel requested that a note be added to the use statement specifically
66 stating that there would be no on-site housing.

67
68 Note: The Zoom meeting was abruptly terminated at 7:40 PM. All attendees were contacted via
69 email and were able to join a second meeting segment, which also lasted 40 minutes.

70
71 Tom Atkins stated that he had located the additional snow storage area details in the plans and
72 showed the Planning Commission. The Planning Commission briefly discussed.

73
74 Chairman Meisel asked if there were any additional questions or comments from the Planning
75 Commission. None were received.

76
77 Dave Wardin mad a motion to recommend Township Board approval of the Rock Church
78 Special Land Use Permit conditional upon site plan approval. Rich Erickson supported the
79 motion. Motion carried by unanimous voice vote.

80
81 Dave Wardin made a motion to recommend Township Board approval of the Rock Church site
82 plan conditional upon a revision to the use statement to note that there would be no on-site
83 housing and revisions to the site plan to included additional information on the snow storage
84 area. Perry Green supported the motion. Motion carried by unanimous voice vote.

85
86 Chairman Meisel explained to the applicants that they may submit the amended documents to
87 address the snow storage area detail and the note pertaining to on-site housing to the Planning
88 and Zoning Administrator via email. Once the documents are received, the Planning
89 Commission would review to confirm the revisions are satisfactory. Once the revisions are
90 confirmed to be satisfactory, the Planning Commission would make their recommendation to the
91 Township Board.

92

93 *The item was closed at 7:55 pm.*

94

95 **NEW BUSINESS #2 (7:56 pm): Review of Planning Commission Roles and Responsibilities**
96 **Class:**

97

98 Chairman Meisel explained that he had recently attended an MSU Extension class regarding
99 Planning Commission roles and responsibilities. He brought up his notes from the class on the
100 computer and shared his notes. A few items highlighted were: Reinforced that the zoning
101 ordinance is law, while the master plan is a guide; Courts more likely to uphold a zoning
102 decision if it is supported by a strong master plan; Participate in deliberations and vote your
103 conscience – allows your thoughts and reasoning to be captured in the minutes; Details are
104 important – good minutes required by courts to defend actions; Take your time deliberating – as
105 much time as is needed; and A public hearing is the minimum required to engage the public.
106 There may be benefits to additional communications with the public prior to a public hearing.
107 The Planning Commission briefly discussed possible improvements to the ways their meetings
108 are conducted.

109

110 *The item was closed at 8:15 pm.*

111

112 *Due to the 40 minute time constraint with the second Zoom meeting the old business item on the*
113 *agenda was deferred to a future meeting.*

114

115 **MISCELLANEOUS BUSINESS #1 (8:15 pm): Next Workshop Meeting:**

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117 A workshop meeting was scheduled for April 22, 2020, beginning at 6:00 pm.

118

119 *The meeting was adjourned at 8:16 pm.*