

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING
MINUTES
May 11, 2021**

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

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

ABSENT: Commissioners Perry Green & Jon Ward

OTHERS PRESENT: Ross Nicholson, Karie Carter & Zach Michels (Carlisle Wortman Associates, Inc.)

CALL TO ORDER: The meeting was called to order by Chairman Stickel at 7:04 pm.

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA: Chairman Stickel moved to change the order of the agenda to place the New Business first. Commissioner Krause supported. The motion carried.

APPROVAL OF THE MINUTES: 01/12/2021 Regular Meeting & Public Hearing Minutes. Vice-Chairman Schulze moved to approve the minutes, Commissioner Krause supported, the motion carried.

NEW BUSINESS:

- 1) **Lake Urban Crossing Preliminary PUD Plan:** An application was received for a concept review of a preliminary Planned Unit Development plan, which was submitted by David McClane of AMAG, LLC. The Planning Commission received a review letter from their planner, Zach Michels of Carlisle Wortman, as well. Chairman Stickel said that he would give the floor to the applicant to discuss their application and then they would hear from Mr. Michels regarding his review.

Chairman Stickel shared his screen and the applicants began their discussion. They introduced themselves: Wilson Lahoud, Lino Kaspar, and Rade Beslac. They began by discussing the site plan. Mr. Lahoud explained that he was very excited to be introducing this project in Tyrone Township. He started working on this two to three years ago, and he feels that he finally came up with something that would please the Township and he can begin developing the property. One of their biggest challenges is all of the water on the property. They explained multiple ideas they had for developing the property. They have 47 ½ acres of water, so 1/3 of the property is water. The beauty of the water is what will attract people to this development, so they'd want to preserve as much of it as possible.

Vice-Chairman Schulze asked how they would mark off the open space. The applicants explained that when someone buys a unit or lot, they get a condo document with a map that shows all of the open space. In the past, they've posted signage indicating designated conservation areas. Schulze asked about the procedure for maintaining those open spaces in the future when the builders are no longer part of the development and there is an HOA in place. The applicants stated it would be in the Master Deed. The HOA will be charged with maintaining and enforcing violations of the open space. Chairman Stickel asked for an Open Space Plan with the requirements based on the Zoning Ordinance.

Commissioner Bill Wood asked if he were to buy one of the lake lots, would he be permitted to put a boat dock in. The applicants stated that would be something that would be written into the bylaws. Everyone would be allowed one dock per property. It would be a non-motorized lake, so only boats like canoes, kayaks, and paddleboats would be permitted. Commissioner Wood said they've designated that whole shoreline for open space, and then they're going to allow a dock to be put in. It is difficult for that to stay natural and preserved. That's the most important part of buying the lake lot is using the frontage, and they're restricting it. Mr. Lahoud said many people want the lakefront for the views, the serenity, and all the wildlife, not for boating. Chairman Stickel advised the applicants not to designate the shoreline as open space. They also discussed the designated open space for the back yards. Chairman Stickel wanted to know if it was something that the homeowners could slowly chip away at and expand their yards eventually.

Zach Michels explained there were mechanisms for preservation of the areas in addition to the Master Deed & Bylaws or having the HOA enforce. If the state of Michigan has an easement on it, they require that signs be posted around the boundary of the area. They do inspections to be sure the area is still conserved. There are also non-profit land preservation entities that could be the trustee of the space, and they will come out at least every year to be sure that the areas that are supposed to be preserved are still being preserved. Chairman Stickel said that something a little stronger than the HOA promising to police it would be necessary.

Commissioner Erickson asked if EGLE has looked into this and if they're protected wetlands. Some of these lots have more than half their lot as wetlands. If they're counting it as open space, maybe the lot size needs to be reduced. Maybe they should provide a parallel plan that addresses all of the Planning Commission's questions. Michels suspects these are state-regulated wetlands. State-regulated wetlands are wetlands that are more than five acres in area and are connected to a body of water of the State of Michigan, and he believes these would meet all these criteria since they're connected to the lake down below. He is certain that EGLE would be interested in this. The applicants said they will provide reports on the wetlands.

Chairman Stickel summarized the information they need from the applicants. This included a parallel plan, an open space plan, and a road funding and maintenance plan. He said there needs to be more discussion about the open space and how it will be protected. Commissioner Wood asked what was going to be done with the last three lots to the north. The applicants stated they may put a cul-de-sac in and decide whether to keep it as one lot or divide it; something that will keep the fire department happy. Chairman Stickel said he thinks they shouldn't use the shorelines as open space and they should find open space elsewhere on the site.

Mr. Lahoud asked if they should go ahead with R-2 zoning on the whole site. Chairman Stickel said he felt that would be easier than trying to throw an LK-1 right in the middle of the development. Mr. Michels said that if it's going to be developed as a PUD, he doesn't think a zoning map amendment is necessary because the parallel plan is based on the future land use map. If anything were going to be changed to swing the number of units, it would be that future land use map. Chairman Stickel said this was a very challenging site and the PUD approach would be the best way to get it developed.

Commissioner Krause asked about where the sewer line would be. The applicant indicated that there was an existing manhole at the very north property line running east and west. They will build a pump station at the north end of the development and bore under the lake. If they can buy more units, they would like the entire development to be served by sewer.

Chairman Stickel acknowledged that some of the public wanted to speak, so he allowed them to do so.

NEW BUSINESS:

Master Plan Preparation: Mr. Michels explained the purpose of a Master Plan. He said it's very important for planning & zoning. The State of Michigan says you have to review your Master Plan every five years to determine if it's still good or if it needs some adjustments made to it or needs to be completely redone. It informs what you're trying to do with your zoning ordinance. It also helps provide guidance for decision-makers. It's a road map for what you want to be as a community in twenty years with some rough guidance on how to get there. It's good to have community involvement when creating the Master Plan. There has to be at least one public hearing for a Master Plan. A lot of communities will do surveys, as well. He continued to explain the master planning process. He said that as the Township planner he needs to know how big or small of changes need to be made. Are there particular things that are not in the Master Plan that they want in there? How much public engagement do they want? Chairman Stickel said he would first like to trust Mr. Michel's expertise with what has worked in the past with other communities. He said he would like as much public participation as possible, such as public hearings, visioning sessions, maybe even a Zoom meeting. Vice-Chairman

Schulze asked for some analysis done on where Mr. Michels thinks they need to address some of the Master Plan issues that were brought up by residents during the asphalt plant meetings. Also, maybe they can address the fact that there are no parks in Tyrone Township. Maybe they can take a look at a plan for a park in the future. He is interested in how they want to look at things in the future especially in regards to heavy manufacturing. If people are totally against that type of zoning, that's something they should at least address in the Master Plan. Chairman Stickel asked if they could just remove any zoning districts that they don't have from the Master Plan. There are no M-2 zoning districts in the Township; can that just be removed from the zoning map and say we're never going to use that zoning? Mr. Michels explained if you've determined that there is not a use for that zoning in the community you don't have to provide a space for it. If there is something you don't want but it is a necessity in the community, such as a gas station, you can't just take gas stations out. Commissioner Krause said he like to see them not have the heavy industrial district in the Master Plan at all. Mr. Michels stated that "rural character" means something different to some communities. One way to help with this is to send out picture preference surveys – show different examples of rural settings and allow the public to vote. They can do a similar survey for commercial developments and this can provide guidance for applicants. Vice-Chairman Schulze said that from the perspective of "inclusive" we want to be sure we don't appear as a gated community; we are a welcoming community. While we want to maintain the rural perspective, we also need to acknowledge that we are close to urban areas and expressways, and we want to be part of the process.

CALL TO THE PUBLIC: Chairman Stickel opened the public hearing at 8:45 pm. He asked that the public keep their comments or questions about the overall process of Master Planning. There will be opportunities in the future to get into specifics. The Planning Commission heard questions and comments from members of the public.

MISCELLANEOUS BUSINESS: The next workshop meeting will be held on Wednesday, May 19, 2021, beginning at 6:00 pm (to be held via Zoom teleconference).

ADJOURNMENT: The meeting was adjourned at 9:01 pm by Chairman Stickel.