

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 8, 2021**

Note: This meeting was held at the Tyrone Township Hall

PRESENT: Dan Stickel, Kurt Schulze, Jon Ward, and Perry Green

ABSENT: Rich Erickson, Steve Krause, and Bill Wood

OTHERS PRESENT: Ross Nicholson and Zach Michels (CWA)

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

Chairman Stickel took a moment to address COVID-19 protocol. He indicated that the Township would follow CDC guidelines. He stated that meetings will be held in-person for the time being. He stated that in the future, it is possible that meeting may be held in a hybrid format (in-person and broadcast via ZOOM teleconference).

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA:

Kurt Schulze moved to approve the agenda as presented. Jon Ward supported the motion. Motion carried by unanimous voice vote.

APPROVAL OF THE MINUTES:

1) 02/09/2021 Regular Meeting & Public Hearing Minutes:

Kurt Schulze moved to approve the 02/09/2021 Regular Meeting & Public Hearing Minutes as presented. Perry Green supported the motion. Motion carried by unanimous voice vote.

2) 03/09/2021 Regular Meeting Minutes:

Kurt Schulze moved to approve the 03/09/2021 Regular Meeting & Public Hearing Minutes as presented. Perry Green supported the motion. Motion carried by unanimous voice vote.

OLD BUSINESS #1: Lake Urban Crossing Preliminary PUD Plan

Chairman Stickel indicated that the Planning Commission has received preliminary site plan drawings as well as the Planner review based on the drawings and application documents. He asked the applicant in attendance if he would like to provide the Planning Commission with a summary of the request. Wilson Lahoud (applicant) and Rade Beslac (agent for applicant) described the latest plans that were submitted and summarized the request. Chairman Stickel brought up the revised parallel plan drawing on the overhead display screens. The planning Commission discussed the latest parallel plan drawing with the applicants. Chairman Stickel noted that the latest version of the parallel plan has been revised to reduce the number of units

and overall density of the proposed development. Kurt Schulze asked Zach Michels if he had an opportunity to review the latest parallel plan. Zach Michels indicated that he has not had a chance to thoroughly review the latest version. Zach Michels described the purpose of a parallel plan for preliminary PUD applications for clarification. The Planning Commission briefly discussed parallel plan standards with Zach Michels and Ross Nicholson.

Chairman Stickel asked Zach Michels to read through the review he had prepared for the application. Zach Michels read through his review letter dated 03/04/2021. He noted that the review letter does not address the latest revised parallel plan that was submitted shortly before the meeting. The letter compared the application documents and plans with the Zoning Ordinance standards for preliminary PUD applications. The Planning Commission briefly discussed the application and the review letter with Zach Michels. The Planning Commission discussed the maximum allowable development density based on the parallel plan and site-specific features. The Planning Commission briefly discussed the parallel plan standards and content of the review letter with the applicants. Zach Michels indicated that he would like to review the latest parallel plan in-depth prior to providing the Planning Commission with recommendations regarding the maximum allowable development density via a revised review letter. He suggested that the applicants should work on better describing the items that would allow for density bonuses so that the Planning Commission may determine whether they find them to be sufficient to allow for the density bonuses described in Article 11 of the Zoning Ordinance.

The Planning Commission and Zach Michels briefly discussed the preliminary PUD procedure with the applicants. The Planning Commission determined that they would need to wait until Zach Michels has a chance to thoroughly review the latest parallel plan before continuing discussion on the proposed development density. The Planning Commission provided rough direction to the applicants.

Kim Francalossi (Township resident) asked if she could make a public comment on the application. Chairman Stickel granted permission. She indicated that she had concerns regarding the potential traffic increase along White Lake Road that could occur if the proposed PUD development is approved. She also expressed concerns over the current posted speed limit along that portion of White Lake Road. Jon Ward recommended that she contact the Livingston County Road Commission (LCRC) regarding the speed limit.

Scott Dietrich (Township resident) stated that he also lives along White Lake Road in the area. He stated that he had previously tried to petition the LCRC to perform a traffic study on the speed limit. Jon Ward indicated that if the LCRC performs a study to determine a safe speed limit on a particular section of roadway, it would not guarantee that the end result would be a reduction in the speed limit. He stated that, depending on the findings of the study, the LCRC may determine that the speed limit may be lowered or raised.

The item was closed. No action was taken.

NEW BUSINESS #1: Salomonson Recreational Facility Special Land Use

Chairman Stickel introduced the topic and suggested that the applicant in attendance provide a summary of the request. Candice Salomonson (applicant) provided a summary of the request. Chairman Stickel brought up the site plan and application documents on the overhead display screens. Candice Salomonson indicated that she would like to utilize the existing barn on the property for weddings, community events, farm markets, etc... She stated that she does not want the proposed operation to be exclusively commercial in nature and would like to do everything possible to ensure any use of the property would be harmonious with the existing rural residential and agricultural character of the area. Charles Buttman (agent for the applicant) spoke to his experience in architecture and local zoning. He stated that zoning regulations are intended to represent local community values. He stated that the Tyrone Township zoning regulations are deficient when it comes to considering nonconforming agricultural structures such as the barn located on the Salomonson property. He stated that considering the application could be used as an opportunity for the Township to consider improving zoning regulation to better meet the needs and character of the community. He cited examples from the Zoning Ordinance of regulations pertaining to nonconforming structures. He indicated that this type of zoning regulation is common in the local area but indicated that it does not mean that they are best suited for rural residential and agricultural areas. He cited examples of zoning regulations in older more historic areas such as New England, stating that they generally hold preservation and restoration of nonconforming/historic structures to higher standards than most local ordinances, inclusive of the Tyrone Township Zoning Ordinance. He referenced the Master Plan, indicating that it calls for preservation of historic and agricultural buildings as part of maintaining the rural character of the community. He encouraged the Planning Commission to work on making improvements to the Zoning Ordinance for consistency with the Master Plan and to encourage the preservation of historic structures.

Chairman Stickel asked Zach Michels to read through the review letter he had prepared based on the application. He explained that the review letter was prepared for both preliminary and final site plan review so there are a number of items to be addressed. He indicated that the Planning Commission has the authority to waive or modify certain requirements. He read through the review letter. He noted a number of standards that will either need to be addressed or waived/modified by the Planning Commission. He recommended that the Planning Commission discuss the required standards and determine which, if any, they may be comfortable with waiving or modifying.

Chairman Stickel asked the applicant if there were any specific standards noted in the review letter which are of significant concern. Candice Salomonson stated that she is willing to make modifications and asked the Planning Commission which standards, if any, they would be comfortable with waiving or modifying. Charles Buttman indicated that the paving requirement would be unreasonable and elaborated on the reasons why. He also indicated that landscaping and screening requirements should be modified and elaborated on the reasons why. The Planning Commission discussed parking locations, paving, and landscaping and screening requirements with the applicant and agent. Zach Michels suggested that the applicant should

write statements for each of the topics discuss to demonstrate that they meet the criteria for the Planning Commission to waive or modify certain requirements. The Planning Commission briefly discussed fire safety measures with the applicant and agent. The Planning Commission suggested that the applicant ensure the information in the use statement is complete and accurate, covering all aspects of the proposed operation. The Planning Commission suggested revising the site plan to include the additional information necessary to be considered for final site plan review.

Chairman Stickel opened the floor to receive public comments.

Scott Dietrich (resident) indicated that he perceives that the Planning Commission has already decided that they will approve the application. He stated that the proposed facility would be detrimental to the character of the neighborhood due to increased traffic, noise, and other nuisance factors. He stated that residents in the area would strongly oppose approval of the facility.

Sara Dollman-Jersey (resident) stated that she recently founded a non-profit organization called “Residents for Community Preservation”. She stated that the Planning Commission should consider amending the Zoning Ordinance to support preservation of historic buildings.

Chairman Stickel asked the applicant if she was comfortable with the direction provided by the Planning Commission. Candice Salomonson confirmed that she was.

No action was taken.

CALL TO THE PUBLIC:

Sara Dollman-Jersey asked about the status of an open rezoning application. Chairman Stickel indicated that there have been no updates to the status.

Scott Dietrich stated that Candice Salomonson has only lived in the Township for two years and wants to open a business in a residential area. He stated that the proposal would generate nuisance factors that would impact other properties in the area. He indicated that he did not feel the proposed facility would be suitable in the area it is proposed. He stated that White Lake Road is dangerous.

A resident (name not provided) asked about the number of residential properties within proximity to the proposed recreational facility. The Planning Commission and members of the public briefly discussed.

A resident (name not provided) asked about the status of the Master Plan Discussion. Chairman Stickel indicated that there was no new news, but that the Township would make every effort possible to keep residents updated on the status via the Township email list and website.

MISCELLANEOUS BUSINESS #1: Next Workshop Meeting

The next workshop meeting was scheduled for June 16th, 2021 at 6:00 pm.

ADJOURNMENT: The meeting was adjourned by Chairman Stickel at 9:15 pm.