

**TYRONE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING APPROVED MINUTES  
August 18, 2021**

**PRESENT:** Vice-Chairman Kurt Schulze, Commissioners Rich Erickson, Jon Ward, and Steve Krause

**OTHERS PRESENT:** Karie Carter and Zach Michels

**ABSENT:** Chairman Dan Stickel, Commissioners Bill Wood and Perry Green

**CALL TO ORDER:** The meeting was called to order by Vice-Chairman Kurt Schulze at 6:05 pm.

**PLEDGE OF ALLEGIANCE:**

**CALL TO THE PUBLIC:**

A member of the public spoke about some intersections he felt were dangerous in the Township.

**APPROVAL OF THE AGENDA:**

Commissioner Rich Erickson moved to approve the agenda as presented. Commissioner Steve Krause seconded. The motion carried.

**APPROVAL OF THE MINUTES:** None

**OLD BUSINESS:** None

The meeting was suspended at 6:09 pm to wait for the arrival of Zach Michels. The meeting reconvened at 6:13 pm.

**NEW BUSINESS:**

1) Vale Royal Barn Special Land Use Amendment

Vice-Chairman Schulze asked the applicants if they had anything they wanted to say or ask about their application before hearing from Carlisle Wortman. They said they would wait until after Zach Michels did his review. He explained that the applicant is requesting to amend the description of use (use statement) governing the previously approved site plan and special land use for a public/private recreation area/facility (event/wedding barn).

He went over all of the changes the applicants were requesting, which included changing the hours of operation on weekdays to 9:00 am to 11:00 pm (the original hours were 2:00 pm to 9:00 pm), allowing for later music on weekdays, allowing for more events on weekends (up to two events on up to six weekends rather than the current one event per weekend), and expanding the potential for subcontracted use of the facility (renting out for other types of events like Boy

Scouts, etc.). They would like to increase the number of participants on weekdays to 163; currently, it is 60.

Mr. Michels stated that the commercial nature of the use and the proposed changes to the description of use statement are generally consistent with the intent of the future land use map. He stated that the proposed change does not appear to have an impact on any of the natural resources on the site, nor would the potential increase in the volume of vehicles cause any impact.

He suggested the Planning Commission consider converting the grass parking area to gravel. He also said they should consider if it needs additional information about employee parking (location, etc.). Other items Mr. Michels said the applicants should provide are confirmation that the existing utilities will be adequate to accommodate the potential increased volume of guests, and that there will be no changes to the existing landscaping, screening, and lighting. He said they should confirm there will be no additional signs than what was previously approved on their site plan.

Mr. Michels said that the Planning Commission may want to consider some changes to sound and trash management if there are concerns about their potential impact on surrounding properties. He said that the proposed amendment would likely create increased volumes of traffic, as the capacity will be increased for events on weekdays. However, the maximum volume for any single event will not exceed the current maximum volume. He recommended the Planning Commission consider consulting the Livingston County Road Commission to determine if any additional improvements may be necessary for the driveway.

Mr. Michels talked about the music and said the noise levels would have to follow the ordinance on how loud it can be. If there is concern about noise, the ordinance states that outdoor music ends at 10:00 pm.

He said there may be a need for more trash bins with an increase in guests. There is no need to change any parking areas; there are enough spaces for the proposed increase of guests. Vice-Chairman Schulze asked if the 163 parking spots were for the guests and not the staff. Mr. Michels said it was just for the guests; staff and employees park off-site.

The applicants asked to eliminate the requirement to submit monthly reports. They appear to have operated without any significant issues since originally approved. Mr. Michels felt the Planning Commission should consider the owner prepare and submit an annual report instead of the monthly reports.

The site plan needs to be stamped by a licensed professional. It should show the locations of any trash dumpsters, as well. If parking will change, it should be shown on the site plan.

After Mr. Michels completed his review, Vice-Chairman Schulze asked the Planning Commission to share any thoughts or ask any questions they may have. Commissioner Krause asked about converting the grass to gravel. He said if it gets muddy, it would get messy for their guests. The applicant stated that the grass area is high and dry, it is mostly clay so it stays

compact. They keep the grass cut very short. If it rains, gravel tends to spread and cause more holes for guests to trip on.

Vice-Chairman Schulze asked if they were expanding the number of months they would operate. The applicants stated they would not – they will still hold events from April through October.

Commission Krause agreed that grass is easier to maintain than gravel. He then asked if the off-site parking for staff/vendors was an issue. Mr. Michels said it is not an issue. The applicant said they have only maxed out their parking one time. Vice-Chairman Schulze asked about other events that would be hosted there and where the staff would park. Ms. Johnson stated that no event will ever be over 150 guests.

There have never been complaints against them. The neighbor who lives to the north of them has stated she is very pleased with the operation so far. The music cannot be heard from afar, especially because of the noise from US-23. Vice-Chairman Schulze asked if they had their fire suppression system installed; Ms. Johnson confirmed that they did.

In regards to parking, if there are a bunch of cars parked up and down the road (Old US-23) that would be a violation of the special land use approval. The township could then put them on notice, give them a warning. If it were to happen multiple times, the special land use could be revoked.

The Planning Commission discussed approving the request contingent upon the changes that were discussed were made. The site plan needed to be updated showing dumpsters, dates of operation. The applicants need to prove adequate sewer/bathrooms/utilities for the increased use. The use statement needs to be revised. The Planning Commission agreed that the applicants can convert from monthly reports to annual reports.

Commissioner Erickson moved to conditionally approve the Site Plan/Special Land Use Amendment with the conditions that the site plan has the dumpster locations and has a stamp and the site plan has the same notes to be consistent with the use statement and that they amend to require an annual report. Commissioner Krause seconded. The motion carried.

**CALL TO THE PUBLIC:** A few members of the public spoke.

**ADJOURNMENT:** The meeting was adjourned by Vice-Chairman Schulze at 7:05 pm.