

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES**
3 **October 13, 2020 7:00 p.m.**
4 **Meeting Held at The Tyrone Township Hall & Via Zoom Video Conferencing**
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6

7 **PRESENT:** Dan Stickel, Kurt Schulze, Steve Krause, and Bill Wood
8

9 **ABSENT:** Rich Erickson & Perry Green
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11 **OTHERS PRESENT:** Ross Nicholson, Karie Carter, Greg Elliott, and Danielle Bouchard
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13 **CALL TO ORDER:** The meeting was called to order by Chairman Stickel at 7:03 pm.
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15 **PLEDGE OF ALLEGIANCE:**
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17 **CALL TO THE PUBLIC:**
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19 Kurt Schulze asked if there were any members of the public in attendance who wished to ask any
20 questions or comments.
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22 No public comments or questions were received.
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24 **APPROVAL OF THE AGENDA:**
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26 Kurt Schulze made a motion to approve the agenda as presented. Steve Krause supported the
27 motion. Motion carried by unanimous voice vote.
28

29 **APPROVAL OF THE MINUTES:**
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31 07/14/2020 Regular Meeting & Public Hearing Minutes
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33 Kurt Schulze made a motion to approve the July 14, 2020 Regular Meeting and Public Hearing
34 minutes as presented. Steve Krause supported the motion. Motion carried by unanimous voice
35 vote.
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37 08/11/2020 Regular Meeting & Public Hearing Minutes
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39 Kurt Schulze made a motion to approve the August 11, 2020 Regular Meeting and Public
40 Hearing minutes as presented. Steve Krause supported the motion. Motion carried by
41 unanimous voice vote.
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43 **OLD BUSINESS #1: Pool Covers:**
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45 Chairman Stickel introduced the topic and summarized the history of the proposed amendments.
46 He indicated that the State of Michigan residential building code now allows for ASTM-

47 compliant safety covers to be utilized as an enclosure for residential swimming pools where
48 previously a fenced enclosure with a self-latching gate was required. He continued, stating that
49 Tyrone Township Zoning Ordinance currently requires a fenced enclosure with self-latching gate
50 for all swimming pools. He stated that the purpose of the proposed amendments would be to
51 permit ASTM-compliant safety covers to be utilized in lieu of a fenced enclosure, as recognized
52 by the State building code and inspected through the Livingston County Building Department
53 (LCBD). He stated that Tyrone Township is one of the few municipalities in Livingston County
54 that has not amended their Zoning ordinance requirements for pool enclosures since the State
55 building code had changed to allow for the use of ASTM-compliant safety covers.

56
57 Kurt Schulze asked which section of the Zoning Ordinance the proposed amendments would be
58 in. Ross Nicholson indicated that the proposed amendments would be to Section 21.21.F. The
59 Planning Commission briefly discussed. Kurt Schulze explained that, during initial discussions,
60 the Planning Commission previously considered treating the use of ASTM-compliant safety
61 covers as special land uses subject to Planning Commission review and continuing compliance
62 inspections by Township staff. He indicated that the latest proposal would be to simply
63 recognize that the covers as permitted enclosures subject to review and approval by the LCBD
64 (in accordance with the State building code). The Planning Commission continued discussion.

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66 Chairman Stickel asked if there were any additional questions or comments pertaining to the
67 topic of pool covers. None were received.

68
69 Kurt Schulze made a motion to schedule the public hearing for the proposed text amendments to
70 Section 21.21.F to allow pool covers as enclosures in accordance with the regulations of the
71 State of Michigan. Steve Krause supported the motion.

72
73 Ross Nicholson asked if the public hearing should be scheduled at the next regular Planning
74 Commission Meeting. The Planning Commission confirmed that the public hearing should be
75 scheduled for November 10th, 2020.

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77 *The item was closed.*

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79 **OLD BUSINESS #2: MMMA Caregiver Regulations:**

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81 Chairman Stickel opened discussion. He asked Kurt Schulze to summarize the history of the
82 proposed amendments. Kurt Schulze explained that the proposed amendments had previously
83 been recommended for Township Board Approval, however, due to changes to the legislation
84 resulting from the approval of recreational use marijuana and legal questions on how much a
85 local municipality could regulate medical caregiver operations, the text was never adopted. Dan
86 Stickel asked Ross Nicholson what the current status of the proposed amendments were. Ross
87 Nicholson indicated that a public hearing was held for the proposed amendments in August of
88 this year. He stated that during the public hearing, minor revisions to the draft amendments were
89 made such as removing the term “qualifying patient” in all occurrences since the term no longer
90 applied due to changes in the legislation. He stated that he did not have a copy of the latest
91 document as revised during the public hearing. He stated that the Planning Commission can

92 either try to recover the original document or duplicate the changes that were made during the
93 public hearing based on a recoding of the meeting. The Planning Commission briefly discussed.

94
95 Dan Stickel suggested that Ross Nicholson attempt to duplicate the minor revisions that were
96 made to the draft amendments based on the recording of the meeting. Ross Nicholson indicated
97 that he would be able to attempt to duplicate the revisions and also run it by the Township
98 Attorney before bringing the item back to the table.

99
100 *The item was closed.*

101
102 **OLD BUSINESS #3: Animal Units:**

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104 Chairman Stickel asked Kurt Schulze to summarize the intent of the proposed amendments to the
105 standards for keeping of animals and animal units. Kurt Schulze explained that the goal is to
106 establish a better system for calculating the types and numbers of animals to be kept for private
107 use in single-family zoning districts. He elaborated on the issues with the current animal unit
108 calculation system. He explained that the regulations would not apply to commercial farm
109 operations, but it would apply to “hobby farms” and single-family households that wish to keep
110 animals for private use. He stated that Dave Wardin, the former Planning Commission
111 Secretary, had created the draft regulations based on model ordinances from other municipalities
112 which were then reviewed and modified by the Planning Commission. He stated that the
113 Township Board had previously rejected the draft amendments and sent it back to the Planning
114 Commission for additional modifications. He stated that the Board has provided feedback and
115 suggestions which the Planning Commission can now review and determine how to incorporate
116 the information into the draft document.

117
118 Chairman Stickel elaborated on the suggested revisions to the draft text and draft animal unit
119 calculation chart. The Planning Commission discussed. Bill Wood asked how the values for
120 each animal category on the calculation chart were determined. Chairman Stickel indicated that
121 Dave Wardin and the Planning Commission had used data from other ordinances as well as
122 information from the Michigan Department of Agriculture and Rural Development (MDARD) to
123 come up with the animal unit values. Bill Wood asked whether or not the proposed animal unit
124 values would be an improvement over the existing values in the Zoning Ordinance. The
125 Planning Commission briefly discussed. Chairman Stickel indicated that the system would be
126 more generous in terms of animal unit allowances and it would also allow for animal units to be
127 split up more easily, allowing flexibility that currently doesn’t exist in the Zoning Ordinance. He
128 stated that the proposed animal unit system would also allow for keeping of animals on smaller
129 lots.

130
131 *The item was temporarily closed by Chairman Stickel for a 5-minute break.*

132
133 Chairman Stickel re-opened discussion on the topic. He asked the Planning Commission if they
134 had any questions or comments regarding the proposed revisions to the draft document based on
135 suggestion from the Township Board. None were received. Chairman Stickel asked Ross
136 Nicholson to review and modify the draft text and calculation chart to incorporate the suggested
137 revisions. Ross Nicholson accepted. Kurt Schulze raised a question regarding the proposed

138 animal unit value for pigs. The Planning Commission briefly discussed. The Planning
139 Commission discussed the animals listed in the chart and suggested additional animals be added.

140
141 *The item was closed.*

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143 **CALL TO THE PUBLIC:**

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145 Chairman Stickel asked if there were any public questions or comments.

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147 None were received.

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149 *The item was closed*

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151 **MISCELLANIOUS BUSINESS #1: Next Workshop Meeting:**

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153 A Workshop meeting was scheduled for Wednesday, October 21, 2020, beginning at 6:00 pm.

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155 *The item was closed.*

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157 *The meeting was adjourned at 7:43 pm by Chairman Stickel.*