

1 **TYRONE TOWNSHIP PLANNING COMMISSION**
2 **REGULAR MEETING MINUTES**
3 **December 8, 2020 7:00 p.m.**
4 **Meeting Held via Zoom Videoconferencing**
5
6

7 **PRESENT:** Dan Stickel, Kurt Schulze, Steve Krause, Jon Ward, Rich Erickson, & Perry Green
8

9 **ABSENT:** Bill Wood
10

11 **OTHERS PRESENT:** Ross Nicholson
12

13 **CALL TO ORDER:** The meeting was called to order by Chairman Stickel at 7:02 pm.
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15 **PLEDGE OF ALLEGIANCE:** 7:02 pm.
16

17 **CALL TO THE PUBLIC:**
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19 Chairman Stickel asked if there were any members of the public in attendance who would like to
20 ask any questions or make public comment.
21

22 No public comments or questions were received.
23

24 **APPROVAL OF THE AGENDA:**
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26 Steve Krause made a motion to approve the agenda as amended. Kurt Schulze supported the
27 motion. Motion carried by unanimous voice vote.
28

29 **APPROVAL OF THE MINUTES:**
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31 10/13/2020 Regular Meeting Minutes
32

33 Kurt Schulze made a motion to approve the October 10, 2020 Regular Meeting and Public
34 Hearing minutes as presented. Steve Krause supported the motion. Motion carried by
35 unanimous voice vote.
36

37 **OLD BUSINESS #1: Animal Units:**
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39 Chairman Stickel introduced the topic and brought up the latest version of the draft text
40 amendments to the standards for keeping of animals and the animal unit calculation table on the
41 shared screen. He suggested beginning the discussion by reading through the calculation table,
42 item by item.
43

44 Steve Krause made note that he felt the proposed animal unit factors for pigs under fifty-five (55)
45 pounds could potentially be adjusted. He indicated that the current animal unit factor for pigs
46 under 55 pounds could potentially result in a significantly greater number of said animals being

47 kept on residential zoned properties than what may be considered appropriate. He stated that he
48 feels that all of the other current proposed animal unit factors are appropriate. Dan Stickel stated
49 that, under the current animal unit factor for pigs under 55 pounds, a person could keep twenty
50 (20) animals per animal unit. He continued, stating that, if a property was allocated ten (10)
51 animal units, they could potentially keep up to two hundred (200) pigs under 55 pounds. He
52 stated that pigs are known to generate specific nuisance factors, such as odor, which could
53 potentially lead to conflicts with adjacent/nearby properties.

54

55 Chairman Stickel asked Ross Nicholson if he was aware where the current proposed animal unit
56 factor for pigs under 55 pounds originated. Ross Nicholson stated that he believes the factor was
57 proposed during the first draft of the animal unit calculation table created by the former Planning
58 Commission Secretary, Dave Wardin, based on research of zoning ordinances in comparable
59 municipalities and the Generally Accepted Agriculture and Management Practices (GAAMPs)
60 provided by the Michigan Department of Agriculture and Rural Development (MDARD). He
61 continued, stating that he believes the unit is weighted so generously is because it is specific to
62 animals weighing under 55 pounds, which would exclude the majority of fully matured pigs. He
63 stated that the only unit factors he had added to the draft are those animals in the “Other”
64 category, and all other existing unit factors were unchanged, though some animal types were
65 deleted per suggestions made by the Township Board.

66

67 Rich Erickson suggested that the unit factor for pigs under 55 pounds could be changed from
68 0.050 to 0.20 to reduce the potential for keeping an excessive number of animals. Ross
69 Nicholson referenced the current draft of the proposed text amendments for the keeping of
70 animals. He indicated that there are provisions in the draft which would require nuisance
71 mitigation if any potential nuisance factors were generated from the keeping of animals and the
72 Township received a complaint. Chairman Stickel brought up the draft text amendments and
73 read through the section Ross Nicholson had referenced.

74

75 The Planning Commission discussed the proposed text intended to prevent/mitigate potential
76 nuisance factors relating to the keeping of animals for private use. The general consensus
77 amongst the Planning Commission was that the proposed text amendments should sufficiently
78 prevent the majority of potential nuisance factors and sufficiently address any potential nuisance
79 factors that may arise.

80

81 Chairman Stickel brought up the draft animal unit calculation chart. The Planning Commission
82 went through the chart and discussed the proposed animal unit factors for each category. The
83 draft calculation chart was revised to increase the unit factors for ducks, geese, and turkey, to
84 0.033 units, consistent with the proposed unit factor for chickens. The Planning Commission
85 determined that all other proposed animal unit factors appeared to be appropriate.

86

87 Kurt Schulze asked Ross Nicholson if there have been any revisions to the draft text regarding
88 enclosures/fencing since the Township Board had referred it back to the Planning Commission.
89 He stated that the Board had previously questioned whether or not the proposed
90 fencing/enclosure requirements may be in conflict with existing residential fencing standards in
91 the Zoning Ordinance. Ross Nicholson indicated that the current maximum height for fencing in
92 all residential zoning districts is six (6) feet in side and rear yard locations and a maximum

93 height of forty-two (42) inches in front yard locations. Kurt Schulze indicated that he believes
94 some of the fencing/enclosure requirements in the proposed amendments to the keeping of
95 animals text exceeds 42 inches, which conflicts with the maximum front yard residential fencing
96 height. Dan Stickel brought up the draft text on the shared screen. The Planning Commission
97 briefly discussed. It was determined that the specific fencing height requirements in the draft
98 text should be removed to eliminate potential conflicts with existing residential fencing
99 requirements. The draft was revised, eliminating the minimum forty-eight (48) inch fence height
100 for animal enclosures, but retaining language that would require the minimum fence height to be
101 adequate for the specific type of animal(s) being kept. The Planning Commission continued
102 discussion.

103
104 Chairman Stickel scrolled through the draft text amendments and confirmed with the Planning
105 Commission that everyone was comfortable with the latest version. The Planning Commission
106 discussed. Chairman Stickel indicated that he felt the proposed amendments were ready to be
107 reviewed during a public hearing. No opposition was expressed. Chairman Stickel asked Ross
108 Nicholson if it would be possible to schedule a public hearing for the proposed text amendments
109 during the first regular Planning Commission meeting in January of 2021 (01/12/2021). Ross
110 Nicholson confirmed that it would be possible. Chairman Stickel requested that Ross Nicholson
111 schedule the Public hearing for January 12, 2021, beginning at 7:30 pm.

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113 *The item was closed.*

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115 **OLD BUSINESS #2: Planning Commission Action List:**

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117 Chairman Stickel opened discussion and brought up the latest version of the Planning
118 Commission Action List on the shared screen. He updated the status of the proposed keeping of
119 animals amendments, indicating that a public hearing would be scheduled for the item. He went
120 through the Action List, item by item. The Planning briefly discussed strategy for prioritizing
121 current and future business items. No additional revisions were made.

122
123 *The item was closed.*

124
125 **OLD BUSINESS #3: Joint Meeting Preparation:**

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127 Chairman Stickel indicated that the Township Board would like to hold a joint meeting with the
128 Planning Commission at the earliest available time following the lifting of the COVID-19 in-
129 person meeting restrictions. Kurt Schulze indicated that the purpose for waiting until a meeting
130 could be held in-person is so that the Board and Planning Commission could better introduce
131 themselves to one another, especially those new members that have not previously met. Steve
132 Krause suggested potentially holding the joint meeting the first month following the lifting of the
133 COVID-19 restrictions to ensure the Planning Commission can adequately prepare. Chairman
134 Stickel agreed that Steve Krause's strategy would be appropriate, especially given the
135 uncertainty of the ongoing COVID-19 pandemic. The Planning Commission briefly discussed.

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137 *The item was closed.*

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139 **OLD BUSINESS #4: Master Plan Preparation:**

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141 Chairman Stickel opened the discussion. He indicated that he was not aware of any changes or
142 updates to the Master Plan preparation topic that had occurred since the previous discussion.

143 Ross Nicholson stated that he had previously been asked by the Planning Commission to look
144 into when the 2020 Census data may become available. He indicated that the data should be
145 available around April of 2021.

146

147 Chairman Stickel noted that Perry Green had not yet been present during Master Plan preparation
148 discussion. He recommended to Perry Green and the Planning Commission that they should be
149 reading through and reviewing the existing Master Plan to familiarize themselves so they can be
150 better prepared to work on the new Master Plan when the time comes.

151

152 Steve Krause asked it is completely necessary to overhaul the Master Plan, or if they may be able
153 to make updates to the statistical data and make minor revisions where it is deemed necessary,
154 assuming that the overall vision for the future of the Township is still consistent. Rich Erickson
155 indicated that the existing Master Plan was previously reviewed by the Planning Commission
156 several years back, during which time several corrections and minor revisions were made. Ross
157 Nicholson indicated that several years back, the Township Board made a resolution identifying
158 several specific issues with the current Master Plan which should be updated during the required
159 ten (10) year update. He stated that the resolution basically just indicated that no
160 substantial/significant issues were identified with the exception of a few minor corrections, and
161 the Township (during that time) believed the Master Plan vision to still be substantially
162 consistent.

163

164 Steve Krause indicated that his personal opinion that most residents enjoy living in the Township
165 as it currently exists and he anticipates that completely rewriting the Master Plan may not be
166 necessary. Ross Nicholson provided clarification on the five (5) year recommendation to review
167 Master Plans and the ten (10) year requirement to perform in-depth reviews. The Planning
168 Commission continued discussion. Steve Krause asked where most of the input would come
169 from regarding the Master Plan Update. Ross Nicholson indicated that public involvement
170 should be the primary source for determining what updates should be made to the Master Plan.
171 He stated that the Township would hold public visioning sessions and public hearings, but they
172 could also utilize additional methods/mechanisms to gather input and data from members of the
173 public. He stated that the Planning Commission should discuss strategy to maximize public
174 participation in the Master Plan review process during the upcoming joint meeting. The
175 Planning Commission continued discussion. It was the general consensus that it would be in the
176 Township's best interest to wait until after they have selected a Planning Consultant and after
177 discussion is had with the Township Board regarding strategies for promoting public
178 involvement and the Master Plan review process in general.

179

180 *The item was closed.*

181

182 **NEW BUSINESS #1: Accessory Structure Standards:**

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184 *The item was deferred.*

185 **CALL TO THE PUBLIC:**

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

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189 None were received.

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191 *The item was closed*

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

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195 A Workshop meeting was scheduled for Wednesday, December 16, 2020, beginning at 6:00 pm.

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197 *The item was closed.*

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199 *The meeting was adjourned at 8:24 pm by Chairman Stickel.*