

**TYRONE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
August 18, 2021 6:00 p.m.**

This meeting will be held at the Tyrone Township Hall.

Note: This meeting has been converted from a workshop status to a regular meeting to accommodate the applicants for the Vale Royal Barn SLU amendment application.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

CALL TO THE PUBLIC:

APPROVAL OF THE AGENDA:

APPROVAL OF THE MINUTES:

None

OLD BUSINESS:

None

NEW BUSINESS:

1) Vale Royal Barn Special Land Use Amendment

CALL TO THE PUBLIC:

MISCELLANEOUS BUSINESS:

ADJOURNMENT:

RECEIVED

JUN 22 2021

TYRONE TOWNSHIP
PLANNING & ZONINGTYRONE TOWNSHIP
PLANNING COMMISSION REVIEW APPLICATION

Property Address / Location 11009 Old US 23	Parcel ID/Zoning District 4704-09-100-007
Property Owner(s) Valerie Johnson	Telephone
Street Address 11009 Old US 23	Cell Phone 810-265-8481
City Fenton	State and Zip code mi 48430
Authorized Agent Valerie Johnson	FAX or E-Mail valeroyalbarn@gmail.com
Street Address Same as above	Telephone
City	State and Zip Code
	Cell Phone

Type of Review:

- | | | |
|--|--|--|
| <input type="checkbox"/> Boundary Realignment | <input type="checkbox"/> Open Space Relocation | <input checked="" type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Concept Review | <input type="checkbox"/> Private Road/Shared Drive | <input type="checkbox"/> Site Visit |
| <input type="checkbox"/> Conditional Zoning | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Special Land Use |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Special Meeting |
| <input type="checkbox"/> Land Division | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Subcommittee Meeting |
| <input type="checkbox"/> Open Space Preservation | <input type="checkbox"/> Site Condominium | <input type="checkbox"/> Subdivision Plat |
| <input type="checkbox"/> Other | | |

Project Description:

Planning Commission applications should be filed with the Planning Commission Recording Secretary at least 14 days (21 days for land divisions/realignments) prior to review. Applications will not be scheduled for review until all information has been received. This Signature constitutes the applicant's acknowledgement of the application requirements and permission for site inspection by Tyrone Township representatives.

Valerie Johnson (Valley Royal Barn)
Signature of Owner(s) or Authorized Agent

Date 06/22/2021	Tax Status 6/22/21	Fees: 101-000000-607-006	Escrow: 701-000000-283-__
Received By: RN	OK per TD	\$1,000	\$1,400

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JUN 22 2021

TYRONE TOWNSHIP
PLANNING & ZONING

Tyrone Township Escrow Agreement

This Escrow Agreement is for the cost of review, inspection and monitoring of the project of the Applicant. This includes, but not limited to:

- a) The cost of the review of applications for approvals and variances;
- b) Site Plan Reviews;
- c) Any Planning Commission meetings;
- d) Special meetings;
- e) Reviews by Township Attorney and preparation of appropriate approving resolutions or ordinances;
- f) Reviews by Township planner and/or engineer;
- g) Publications and notices of public hearings or meetings;
- h) Traffic studies;
- i) Environmental impact studies;
- j) Engineering Construction Reviews
- k) Zoning administrator inspections and involvement;
- l) Any other services or expenses relating to the application, inspection or monitoring processes incurred by the Township that are necessary and incident to the completion of the work or project.

Accordingly the Applicant shall pay, simultaneously with the execution of this Agreement, the sum of \$ 1,000.00 to be held in escrow by the Township to cover the aforementioned costs and expenses. The escrow deposits shall bear no interest.

If, during the project, the escrow balance falls below the amount necessary to complete the project, the Applicant shall make additional deposits sufficient to cover any deficit.

Any excess funds remaining in any escrow account after the project completion will be refunded to the Applicant less any administrative fees.

If the project costs and expenses exceed the amount remaining in the escrow after final project approval, the Township shall send the Applicant a statement for such additional costs. Until the Applicant pays for such costs, no further Township permits or approvals shall be issued.

TYRONE TOWNSHIP

By: _____

Its: _____

APPLICANT

Valerie Oplasm

Vall Royal Barr

JUN 22 2021

TYRONE TOWNSHIP
PLANNING & ZONING

To Planning Commission members,

Below are the items I wish to amend on the use statement for the Vale Royal Barn:

1. Amend the 'Small Events' held during the week (Sunday through Thursday) as follows:

A) Amend the title from 'Small Events' to 'Weekday Events'

B) Increase our Wednesday, Thursday and Sunday occupancy from 60 to 163 participants. We are pleased to report, that we have not had any complaints since opening in 2016. Increasing the number of participants to 160 on the days listed above will have great appeal to our customer base. Since opening, we have learned there is not a demand for a 60 person wedding and our weekdays have been unused for the most part.

C) Amend the hours of operation to: 9am to 11pm and the music must stop at 10:30pm.

2) Under 'The Inn' section: amend statement to: Use of the guest house for wedding support on Sunday from 11 am to 11pm with no overnights.

3) Amend 'Large Events' as follows:

A) Amend the title of 'Large Events' to 'Friday & Saturday Events'

B) Amend the maximum number of Friday and Saturday Events to two per weekend (a weekend is considered Friday and Saturday). This would allow for events to be held on Friday and/or Saturday. This would be limited to 6 weekends per season (May through October). This could occur when a full weekend has not been rented or a couple only wants a single day rental that frees up the adjoining day (usually Friday). It is not our intention to make single day weddings on Fridays and/or Saturdays our main focus, we simply want to be able to rent any unused days when that rare instance occurs.

4. Amend the paragraph under "Subcontracted services on site" to the following:

A). Allow for a private event rental to accommodate a fundraising organization. We'd love for the barn to be more available to our community for the following types of events: Pancake breakfast, Spaghetti dinner, live auctions, raffles, car shows, Daddy Daughter dances, bingo night, food truck rally, These events could include food, drinks, live music and dancing and require liability insurance, just like the weddings would require. The occupancy for some events will be controlled by the use of pre-purchased tickets. Only 160 tickets would be sold.

Since we don't always sell all of our weekend wedding dates, we would like to use the unsold weekends for the above listed uses, rather than see them go unused.

Sincerely,
Valerie Johnson
Vale Royal Barn

**Use Statements for Vale Royal LLC:
(Revised March 21, 2018)**

JUN 22 2021
TYRONE TOWNSHIP
PLANNING & ZONING

We are proposing to remove all language highlighted in yellow and add all language written in red:

The use is proposed as a private event venue featuring a restored historical Livingston County barn that can be used as a large meeting room, conference center or community recreation center intended for private **or public** social activities such as, corporate retreats, conference rooms, birthdays, anniversaries, daddy daughter dances, family reunions, barn dances, **non-profit events and fundraisers including pancake breakfasts, spaghetti dinners, food trucks, beer and wine tasting, auctions, raffles, live music, psychic parties, bingo, bridal shows, car shows, weddings,** as well as other social activities. The venue will be seasonal from May 1st through October 31st. **The venue will be open on Wednesday through Sunday and closed on Monday and Tuesdays.** There will be no events, **large or small** at the facility November 1st through April 30th of each year.

LARGE EVENTS: FRIDAY AND SATURDAY EVENTS:

A large event will be an event that will have **more than 60 participants up to the maximum number of permitted participants, 163 participants.** The maximum number of large events will be **one** ~~two~~ per weekend. A weekend means Friday and Saturday. **This would allow for events to be held on Friday and Saturday. This could occur when a full weekend has not been rented for a weekend wedding or a couple only wants a single day rental that frees up the adjoining day (usually Friday). It will not be our intention to make single day weddings on Fridays and or Saturdays our main focus, we will only use any unused days when that rare instance occurs.** The hours of the event space will be 8 a.m. to midnight on weekends and music will be stopped by 11:30p.m. The rehearsal dinner and wedding may be on different days, but equal one (1) large event. When holidays occur the day before or day after the weekend, a waiver may be applied for to modify the starting and ending days, as long as the event occurs over the contiguous weekend and holiday.

SMALL EVENTS: WEEKDAY EVENTS

Weekday events will be events **held on Wednesday, Thursdays, and Sundays** with **60** ~~163~~ or fewer participants) from **2p.m. 11 AM to 9p.m. 11 PM** and music will be stopped at **8:30p.m. 10:30** The maximum number of the **small** ~~weekday~~ events will be five. Weekdays are considered Sunday through Thursday. **The venue will be closed on Monday and Tuesday.**

THE INN:

The use of the guest house will be limited to "wedding party support" on Fridays and Saturdays as well as overnight accommodations for a maximum of six people as long as it is used in conjunction with a barn venue rental. **The use of the guest house for wedding support on Sundays will be from 11 am to 11 pm, with no overnight permitted.** The women use the first floor for hair and makeup. The groomsmen get ready off site. Check in time for the Inn is 9 a.m. on Friday and check out time is noon on Sunday. On Saturday, the Inn is used by the bride and her bridesmaids if they choose to get ready on site. The size of a bridal party is typically 5, but no more than 6 will be allowed to stay overnight. If hair and makeup artists are on site there are typically two of them. They allow their photographers in the house on Saturday to take pictures of them getting ready. Rehearsal dinners are typically held in the barn or outside. A tent is usually rented if it's held outside. The average rehearsal dinner size is 25. The guests use the bathroom in the barn and are not allowed to use the bathrooms in the Inn. The Inn is separate from my living quarters and contains one great room, three bedrooms and two bathrooms. There is not a kitchen in the Inn. The

brick ranch that is attached to the Inn by a shared door is my private residence and is not associated with the wedding venue in any way. I keep the door to my residence locked during events.

The Vale Royal contract will state that the site's capacity is 99 people or less, unless an increase in the capacity is approved by the fire chief. If permission is granted to increase the capacity, then the contract will be amended accordingly to state the revised maximum capacity of 150 participants in the barn plus no more than 13 staff for a total maximum capacity in the barn of 163. (Reference Fire Chief Volz letter dated 3/20/18 on file with Tyrone Township)

The renter must comply with the Vale Royal contract regarding the occupancy rules assigned inside the barn. This information will be on my website and capacity signs will be posted in the barn. The means for limiting attendance will be addressed in at least two (2) different ways. First, by the use of the signed contract that sets out the occupancy limit. The contract will state that we have the right to shut down any event that breaks the rules of our contract. Second, I will also subcontract my own event planner to manage each event to ensure they run smoothly, guests comply with the rules and occupancy rates are adhered to.

If the renter wishes to rent a tent they will be required to rent a NFPA certified tent from a licensed tent rental company. The tents will be rented from Classic Tents & Events in Brighton. All are NTFD rated for fire safety as they are PVC coated polyester.

The maximum number of wedding guests inside the barn will be 150. The total number of sub-contracted workers in the barn will be 13. They may include a photographer, dj, videographer, bartenders, event planner and the caterer's servers. All employees will be shuttled in so the parking on the site is only for the guests. There will be one catering van that will have servers arriving in the van and the van will have a designated parking spot next to the barn. The parking attendants will be friends/family of ours and they will be dropped off here and therefore they won't require parking spaces nor will they be inside the barn during an event.

Music volume shall be limited to not exceed 50 decibels unless the ambient noise level is greater than that volume, in which case the volume shall not exceed the ambient noise level. The 50 decibel ambient noise maximum sound level will be measured at the lot line. The 50 decibel "night time" noise maximum is to be measured at the property line.

The driveway will be graded regularly to remain smooth and sprayed with calcium chloride as necessary, approximately once a month. Crushed limestone will be used and added when necessary. I have contracted Priess Companies in Hartland for all of my outdoor services.

My maintenance practices will consist of weekly landscaping and cleaning the site before and after every event.

Traffic will be controlled by the use of four valet attendants, wearing reflective vests and equipped with portable communication devices and stop/go signs. A temporary stop sign will be at the end of the driveway. One attendant will remain at the main entrance and the second will be at the top of the driveway. Posted speed will be 5 mph. The third and fourth will monitor the parking spaces in the main parking lot. A traffic barrier rope will be placed and maintained as a safety precaution to prevent any vehicles from accidentally entering the back part of our property that contains an additional river crossing.

Barrier-free access will be provided by the use of a golf cart. We will have management and valets on-site that can assist anyone for that matter.

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TYRONE TOWNSHIP
PLANNING & ZONING

The township will be added as additionally insured on all alcohol service contracts. All renters must get "Event Insurance" and "Liquor Liability Insurance" for two days to cover any accidents during their event. A copy will be submitted to the zoning administrator a minimum of 7 days before the event.

I will submit an event summary report to the township at a frequency the township determines, but not more than monthly, listing the number of each type of event, number of attendees, response to any complaints or issues that may have arisen. If any complaints or issues were encountered the report will include how any issue was resolved. An annual report shall be submitted within 30 days after the end of the calendar year. As stated previously, the number of attendees is controlled by a signed contract and I will also request a final head count from the bride and groom. In addition, I will use the number of RSVP'S the bride and groom received two weeks before the event. As stated above, I will continue to be certain Tyrone Township is added as additional insured on all insurance forms and submit a copy of the form, by email, to the zoning administrator within 7 days prior to each event. Fire suppression was completed in 2018, is it possible to remove the need for monthly reports? Our contracts, parking lot size and our grinder pump are the means that restrict us from going over our approved occupancy.

Trash will be contained in my own bins. I have 4 large plastic bins. The designated trash storage location is the detached two car garage nearest the barn. In the event the bins do not provide enough storage, plastic bags of trash may be left out the morning of trash day. Our trash service does not place a limit on the number of bags allowed.

No kitchen, cooking, candles, or smoking is permitted inside the barn unless approved in whole or in part by the Fire Chief.

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CEREMONY SITES:

JUN 22 2021
TYRONE TOWNSHIP
PLANNING & ZONING

There are five ceremony sites. Photos of each site are attached:

The Wooded Site: Behind the barn and between a row of trees. Benches are set up in the grass. The seating capacity is 150.

The Grass Courtyard: Next to the Inn. (Previously the pool) benches are set up in the grass. The seating capacity is 150.

The Field.: A section of the back field is mowed and the benches are set up in the short grass. The seating capacity is 150.

The Riverside: A 20x20 wood boat dock. Used by the bridal party and one officiant. 13 people max. Benches are set up on the grass in front of the dock. The seating capacity on the grass is 150 people.

The Covered Bridge: A walk through wood accessory structure with a galvanized metal roof. A wood deck with railings is on each side of the structure. The seating capacity is 25 on each deck

Lighting is not proposed in ceremony areas as they are always held during the daytime.

Means of access to all ceremony sites is open grass. There are not any pathways. A gravel road extends from the top of the driveway, through the covered bridge and all the way to the back field. Golf cart rides are given to anyone who requests a ride to and from the ceremony sites. All of the ceremony sites are large and can accommodate a golf cart to and from the area. Per our rental agreement, we require the host to "inform all of your guests that this is a rustic outdoor event and comfortable walking shoes, flats or cowboy/cowgirl boots are in order." This way all guests are prepared to walk outdoors.

All renters are required to sign a hold harmless agreement. It states that they agree to hold Vale Royal LLC harmless of any responsibility for any bodily injuries, slip and falls, accidents, damages, or theft to themselves and any of their attendees. In addition to the hold harmless agreement, the required liability insurance covers bodily injury and liquor liability and Tyrone Township is required to be named as additional insured.

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PLANNING & ZONING

Private parties during the off season:

When I use my barn for a private: dinner party, family party, holiday party, home retail party or garage sale, the private event will be exempt from the requirements of a public event such as liability insurance, parking attendants and time restraints. Garage sales will be limited to two per year. I will list any private events on the annual report as private parties. ? Could this be removed? Does Heavenly Scent submit reports of all of their events?

Subcontracted services on site:

The facility may also be rented by other businesses, or non profit companies and the contract will be between Vale Royal and other subcontractors. These will be within the small event category and conducted as set forth in this Use Statement. These will be within the weekday and weekend event categories. The occupancy will be no more than 150 participants. These events could include ticket sales, auctions, food, drinks, live music, dancing. These events will require event liability insurance. The occupancy for some events will be controlled by the use of pre-purchased tickets. Only 150 tickets will be sold.

Valerie Johnson

March 21, 2018

TYRONE TOWNSHIP

Receipt: 110798

06/22/21

8420 RUNYAN LAKE RD

FENTON, MI 48430

810-629-8631

WWW.TYRONETOWNSHIP.US

Payment for:

SPECIAL LAND USE REVIEW

Cashier: TDORSCH

Received Of: JOHNSON VALERIE

11009 OLD US 23

FENTON MI 48430-9367

The sum of: 1,400.00

BDINV 00017885

1,400.00

101-000.000-628.000

1,400.00

Total 1,400.00

TENDERED:

CHECKS

1139

1,400.00

Signed: _____

TYRONE TOWNSHIP

Receipt: 110799

06/22/21

8420 RUNYAN LAKE RD

FENTON, MI 48430

810-629-8631

WWW.TYRONETOWNSHIP.US

Cashier: TDORSCH

Received Of: JOHNSON VALERIE

11009 OLD US 23

FENTON MI 48430-9367

Payment for:

ESCROW

4704-09-100-007

The sum of:

1,000.00

BDINV

00017884

1,000.00

701-000.000-283.000

1,000.00

Total

1,000.00

TENDERED:

CHECKS

1135

1,000.00

Signed: _____



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

July 22, 2021

Site Plan/Special Land Use Amendment Review for Tyrone Township, Michigan

PETITION INTRODUCTION

Applicant: Valerie Johnson
Owner: Valerie Johnson
Plan Date: March 21, 2018 (*site plan, revised*)
June 22, 2021 (*use statement/conditions*)
Request: Amendment of conditions of a previously-approved site plan/special land use

PETITION DESCRIPTION

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*).

The proposed changes would allow larger events on weekdays (*up to 163 participants rather than the current 60 participants*); extend hours of operation on weekdays (*9:00 am to 11:00 pm rather than the current 2:00 pm to 9:00 pm*); allow for later music on weekdays (*10:30 pm rather than the current 8:30 pm*); clarify use of the Inn for wedding support on Sundays; allow for more events on weekends (*up to 2 events on up to 6 weekends rather than the current 1 event per weekend*); and expand the potential for subcontracted use of the facility.

Description of use statements for public/private recreation areas/facilities are required as part of an application. They outline the nature of the area/facility, when it will operate, the hours of operation, number of employees, nuisance mitigation measures, and other relevant information. Because the description of use statement is reviewed and approved as part of the special land use, it essentially governs how the site is used.

The proposed amendment does not appear to include any changes to the physical site.

PROPERTY INFORMATION

Address: 11009 Old US 23
Location: West side of Old US 23, between White Lake and Nimphie
Parcel Number: 04-09-100-007
Lot Area: ~7.8 acres
Frontage: ~479 feet along Old US 23
Existing Land Use: Single-family house, public/private recreation area/facility

Figure 1- Aerial of the Site

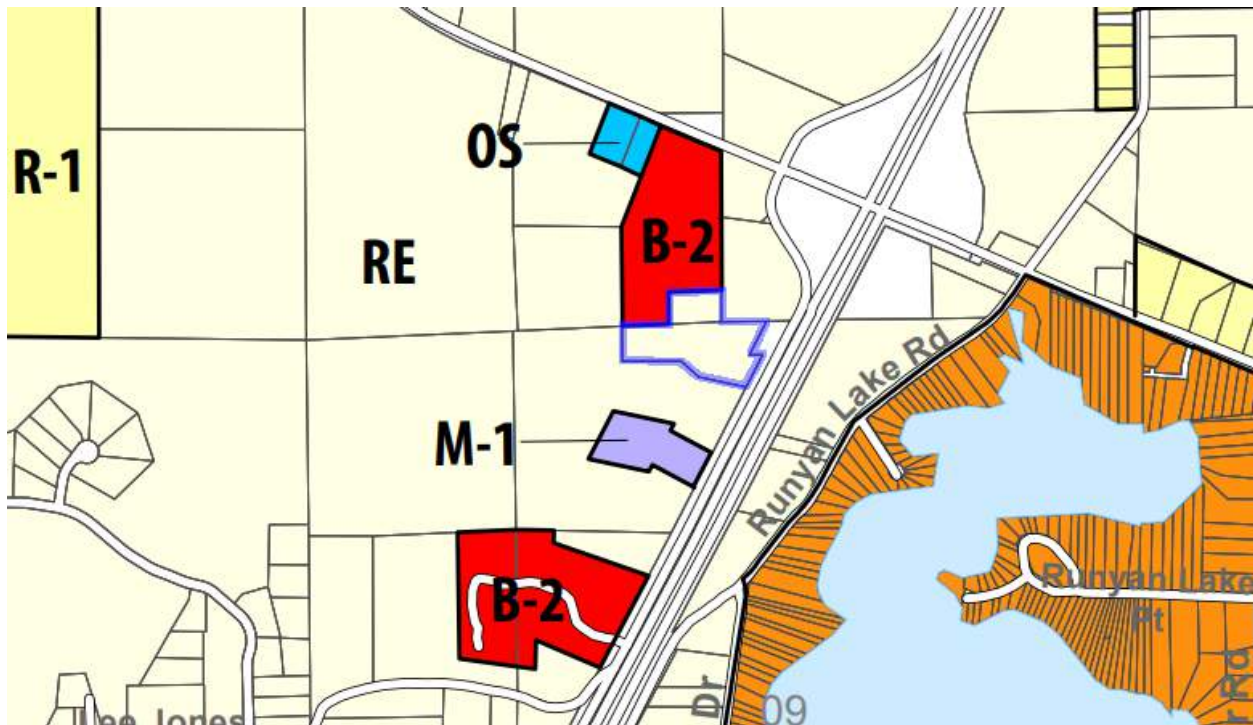


ZONING

The property is currently within the RE Rural Estate district. The intent of that district is below.

Zoning per Master Plan:	RE Rural Estate <i>The intent of the RE Rural Estate District is to provide a transitional area between the FR District and other more intense land utilization districts. However, the RE District will generally maintain the same types of land uses permitted in the FR District. The primary difference between the two districts is that the RE District permits the creation and use of smaller lots than the FR District. In order to preserve natural features and to provide design flexibility in the FR and RE Districts, cluster development shall be permitted as described in Article 8.</i>
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Map 1 – Current Zoning Map



Comments: The public/private recreation area/facility is considered a special land use for the RE Rural Estate district.

FUTURE LAND USE MAP

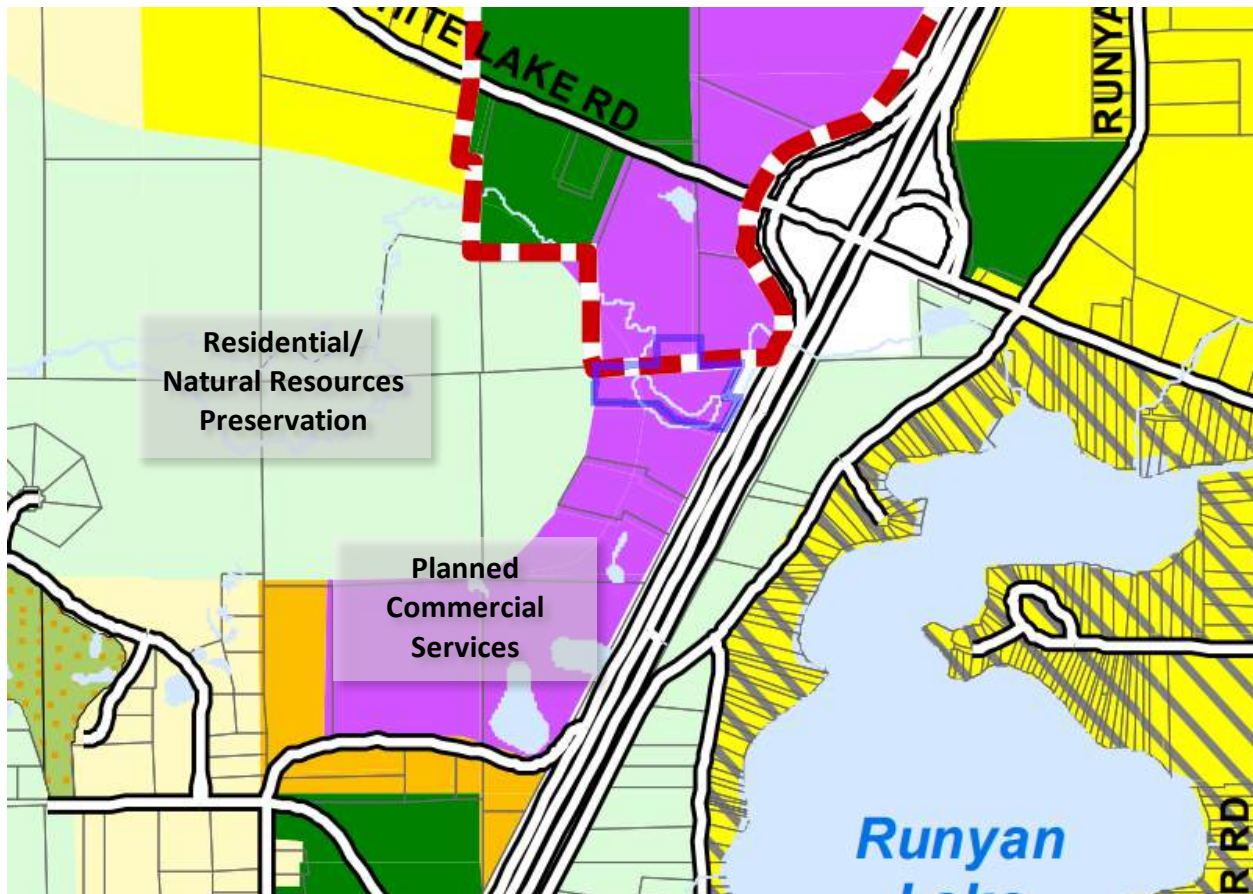
The site and surrounding properties along Old US 23 are within the Planned Commercial Services area, as described below.

Future Land Use Map Planned Commercial Services

Commercial retail and service uses are intended to be located in a PUD environment. The uses may be individually sited in freestanding buildings, clustered in a larger commercial structure housing several uses under one roof such as a shopping center, or contained in a mixed use building on a floor below any residential uses.

It is recognized that new commercial uses may serve the Tyrone community or the travelers on U.S. 23 or both the community and highway travelers. The uses in this category require good access and are planned for locations abutting major thoroughfares. Local streets and residential neighborhoods are not appropriate locations. Regardless of whether the use is local or regional in scale, the site and attendant site facilities to service the use must be constructed consistent with the guidelines specified for planned development. The Future Land Use Map calls for Planned Commercial Services near the Center Road/U.S. 23 interchange, and also a small area along Old U.S. 23 near Dean Road.

Map 2- Future Land Use Map



Comments: 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.

SURROUNDING PROPERTIES

The surrounding properties are a mix of commercial and residential uses, as noted below.

	North	East	South	West
Surrounding Zoning	B-2 Community Business, RE Rural Estate	RE Rural Estate (across US 23)	RE Rural Estate	RE Rural Estate
Surrounding Land Uses	Cemetery, Single-family house	Woodlands (across US 23)	Concrete plant	Concrete plant
Future Land-Use Map	Planned Commercial Services, Special Planning Area	Residential/Natural Resources Preservation (across US 23)	Planned Commercial Services	Residential/Natural Resources Preservation

NATURAL RESOURCES

- Topography:** There are a variety of topographies on the site, with greater slopes along water and flat areas near the buildings.
- Waterbodies:** There is a pond along the southern side of the property and a creek that runs through the site
- Wetlands:** There are no wetland areas identified on the site plan.
- Woodlands:** There are several smaller woodland areas on the site.
- Soils:** Carlisle Muck, Miami Loam, and Alluvial Land are present. These soils tend to have slow surface runoff or are subject to flooding.

Comments: *The proposed change to the description of use statement does not appear to have an impact on any of the natural resources on the site.*

AREA, WIDTH, HEIGHT, & SETBACKS

Developments must meet the developmental standards for the zoning district in which it is located. To the best of our knowledge, there are no proposed changes to or additions of any structures or other improvements as part of the proposed change to the description of use statement.

Comments: *There are no proposed changes to or additions of any structures or other improvements as part of the description of use statement.*

ACCESS & CIRCULATION

There is a gravel driveway that connects with Old US 23 to the east. The gravel driveway provides internal access to the buildings and a gravel parking area and a grass parking area. There are no proposed changes to the access or circulation.

Comments: *There are no proposed changes to the access or circulation as part of the use statement amendment.*

Although the potential changes are likely to increase the total volume of vehicles accessing the site, the volume for any single event would not exceed the current maximum vehicle capacity.

OFF-STREET PARKING & LOADING

Off-street parking for the public/private recreational area/facility is provided in a gravel parking area and a grass parking area. Alternative (*nonpaved*) parking surfaces are allowed in the RE Rural Estate district. There are no proposed changes to off-street parking or loading.

It is our understanding that the maneuvering lane for the grass parking area has been converted to gravel since the special land use/site plan was approved.

According to the previously-approved site plan, employees/staff park off site and are driven to the property.

Items to be Addressed: 1) Consideration should be given to converting the grass parking area to gravel. 2) The site plan should be updated to show the maneuvering lane for the grass parking area has been converted to gravel. 3) The Planning Commission should consider if it needs additional information about the location of employee parking (location, etcera).

ESSENTIAL SERVICES

It is our understanding that there will be no changes to any of the utilities as part of the proposed amendment.

Comments: 1) The applicant should confirm that the existing utilities will be adequate to accommodate the potential increased volume of guests. 2) If grass parking is converted to gravel, the Township engineer should confirm whether or not additional stormwater management will be necessary.

LANDSCAPING & SCREENING

Natural landscaping is located throughout the site, with screening provided between the site and Old US 23. It is our understanding that there will be no changes to any of the landscaping or screening as part of the proposed amendment.

While the number of larger events could increase as part of the proposed amendment, the areas of the site being used will not be changed, so it is not likely that any additional landscaping or screening is necessary.

Comments: The applicant should confirm that there will be no changes to the existing landscaping and screening.

LIGHTING

The site plan shows the location of some outdoor lighting attached to existing buildings. It does not appear that any additional lighting will be added as part of the proposed amendment.

Items to be Addressed: *The applicant should confirm that there will be no changes to the existing lighting.*

OUTDOOR ADVERTISING & SIGNS

The previously-approved site plan does not include any signs, except for internal traffic management. It does not appear that any additional signs will be added as part of the proposed amendment.

Items to be Addressed: *The applicant should confirm that there will be no additional signs.*

PUBLIC/PRIVATE RECREATIONAL AREA/FACILITY STANDARDS

In addition to the general standards of the Zoning Ordinance, there are specific standards for public/private recreational area/facilities. These standards, outlined in §22.05 F Public and Private Recreational Areas and Facilities, are addressed below.

1. Description of Use. Plans for commercial recreation areas and facilities must include a written statement of use describing the purpose of the facility, the uses proposed, whether the uses will require formal memberships or will be available to the public, whether the use will be permanent, year-round, or seasonal in nature, intended hours of operation, number of employees on a maximum shift, facility bylaws, nuisance mitigation measures, and other information applicable to the business and use.

CWA Comment: *The proposed amendment, as presented, is entirely to the description of use statement. The following comments will focus primarily on proposed changes.*

Additional language has been added adding/clarifying the types of events that may take place at the facility and that it will be open Wednesdays through Sundays. The proposed additional events appear to be generally consistent with currently-outlined events. Some of the additional events may require other licenses/approvals (alcohol, raffles), but they generally would not impact the overall use.

Instead of having “large events” and “small events,” the proposed amendment would call for “Friday and Saturday events” and “Weekday events.” The capacity for events would be 163 participants, which is the same as currently approved for large events. Small events, retitled weekday events, could also have up to 163 participants. This language could be revised to make it clear that there can be up to 150 guests and up to 13 support staff, as described later in the description of use statement.

Hours for Friday and Saturday events would be from 8:00 am to 12:00 midnight; hours for Weekday events would be from 11:00 am to 11:00 pm. Music would stop half an hour before the closing hour.

While there may be concern that the additional hours may have an impact on the residential uses to the north, any sound would remain subject to §21.16 Noise, which has different standards for daytime (7:00 am to 10:00 pm) and nighttime (10:00 pm to 7:00 am). If there is concern about sound, the Planning Commission may want to consider limiting outdoor music to no later than 10:00 pm.

Language is added to allow for use of the guest house to support weddings on Sundays from 11:00 am to 11:00 pm. It does not appear that proposed change would create significant impacts.

2. Compatibility of Use. Commercial recreational areas and facilities may be permitted in residential districts only where it can be determined the commercial nature of the use does not affect the primarily residential character of the site and surrounding properties. Factors concerning the public health, safety, and welfare of the public, including, but not limited to, liability insurance, parking assistance, safety and security contractors, refuse disposal etc., may be required to ensure compatibility of use.

CWA Comment: *The Planning Commission determined that the use, with the previous description of use statement, did not affect the surrounding properties.*

The proposed amendment will be of a similar nature, but the hours of operation and the number of guests will increase on weekdays. The Planning Commission may consider some changes to sound and trash management if there are concerns of their potential impact on surrounding properties.

3. Intensity of Use. Recreation areas and facilities may be approved administratively by the Zoning Administrator after it has been demonstrated to his/her satisfaction there will be minimal adverse impacts to the surrounding properties or neighborhood in terms of intensity of use, noise, odor, visual nuisance, traffic, landscape, drainage, duration of use, or any other identified potential impact. The Zoning Administrator may request the opinion of a subcommittee of the Planning Commission to assist in a determination of appropriateness of administrative review. All uses not deemed appropriate for administrative review shall be reviewed as a special land use.

CWA Comment: *It is our understanding that Zoning Administrator Nicholson requested the opinion of a Planning Commission subcommittee for the proposed amendment, which determined it should be reviewed by the Planning Commission.*

4. Traffic Impacts and Road Access. The proposed use must not generate traffic volumes of an amount that will create hazardous conditions for users of adjacent properties or contribute to altered character of properties in the vicinity. The Township may request formal feedback from the Livingston County Road Commission and an independent traffic study to determine impacts.

CWA Comment: *There are no proposed changes to the previously-approved driveway.*

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.

The Planning Commission should consider consulting the Livingston County Road Commission to determine if any additional improvements may be necessary for the driveway.

5. Landscaping and Screening. Landscaping and screening must achieve the standards of Article 21A of this Ordinance. The Township may waive certain landscape requirements where it is determined the intent of the landscaping standards is achieved with existing site conditions.

CWA Comment: *It appears there are no proposed changes to landscaping of screening from the previously-approved site plan.*

6. Setbacks. The setback standards in Section 20.01 of this Ordinance apply to all structures associated with the commercial recreation area. Accessory buildings and structures shall be located in accordance with Section 21.02, Accessory Buildings and Structures Provisions, to the extent feasible. Due to the unique and diverse nature of recreation areas defined herein, the Township may modify side and rear setback requirements to accommodate unique circumstances or structure types. Modification of setbacks may only be considered where vegetative screening, berms, or other forms of buffering are proposed to help minimize the effect of the modified setback.

CWA Comment: *The are no proposed changes to structures as part of the proposed amendment.*

7. Parking. The number of off-street parking spaces provided in support of temporary uses may be considered on a case-by-case basis. Where specific parking space requirements cannot be determined by Section 25.11 or credible external resources, the site must dedicate 320 square feet of land area for parking per expected vehicle at maximum anticipated capacity.
 - a. Off-street parking. Off-street parking is subject to the standards of Article 25 of this Ordinance, but certain design standards may be waived to permit informal parking areas with surfaces of turf, mulch, stone, or other similar material suitable for driving or parking. Parking area delineation may be accomplished by paint, string, or other means deemed appropriate by the Planning Commission.
 - b. On-street parking. On-street parking is prohibited unless authorization is expressly granted by the Livingston County Road Commission, MDOT, or other applicable authority of record for the road right-of-way.

CWA Comment: *There are no proposed changes to the previously-approved parking.*

While the frequency of larger events may increase with the proposed amendment, the maximum capacity will remain the same, so no additional parking will be necessary.

However, there may be greater use of the grass parking area, which may require it or a portion of it, to be changed to a gravel parking surface.

8. Use-Specific Standards. The following standards are intended to be for a specific use and may not apply to all commercial recreation areas and facilities:

CWA Comment: *The proposed public/private recreational area/facility will not include any of the uses described with these use-specific standards.*

10. Annual Review. On an annual basis, special land uses described herein shall undergo review. Due to the unique and potentially evolving nature of these types of uses, the annual review is intended to ensure operations are in harmony with the surrounding neighborhood as intended, conditions of the

approval are being followed, improvements to operations are identified and mutually agreed-upon, and the interests of the owner/operator and Township are supported.

CWA Comment: *The applicant has requested eliminating the requirement to submit monthly reports. If the facility has been able to operate without significant issues since it was originally approved, the Planning Commission should consider the owner/operator instead prepare and submit an annual report, as outlined in §22.05.F.10 Annual Review.*

APPLICABLE DECISION CRITERIA

The proposed use requires both special land use and site plan review. The decision criteria for those approvals are explored below.

Standards for site plan review are outlined in §23.03 Standards for Site Plan Review, and a description of information that must be included in a site plan is outlined in §23.02 Site Plan Information.

CWA Comment: *It appears that the previously-approved site plan includes most, but not all, of the information required in this section. Some of the missing information includes: location of trash dumpster and seal of the designer.*

The Planning Commission should have the applicant describe how any increased trash will be managed. If a dumpster or a bin area is necessary, it should be added to the site plan.

Site plan notes should be updated to be consistent with the proposed amendment.

The site plan should be stamped by a licensed professional.

The general review standards for special land uses are outlined in §22.04 General Review Standards for All Special Land Uses. Specific standards for public/private recreational areas/facilities uses have been explored in the Public/Private Recreational Area/Facility Standards section of this report.

A. Master Plan. The special land use will be consistent with the goals, objectives and future land use plan described in the Township's Master Plan.

CWA Comment: *The Future Land Use Map calls for planned commercial services to the north and south and residential/natural resources to the west. The use with the proposed amendment appears to be generally consistent with those uses.*

B. Zoning District. The special land use will be consistent with the stated Intent of the zoning district.

CWA Comment: *The current use and the proposed amendment are considered a special land use within the RE Rural Estate district and are generally consistent with the intent of that zoning district.*

C. Neighborhood Compatibility. The special land use will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of

the general vicinity in consideration of environmental impacts, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values or similar impacts.

CWA Comment: *The use is generally well screened from adjacent properties and the street. The proposed expansion of the use and the hours of operation may generate concerns with sound migrating to the adjacent residential properties to the north. Matching the hours of outdoor music to the sound standards of the Zoning Ordinance and providing a reporting procedure for complaints, such as an on-site representative, should mitigate the impacts of sound.*

D. Environment. The special land use will not significantly impact the natural environment.

CWA Comment: *The proposed amendment does not appear likely to have a significant impact on the natural environment. Potential conversion of grass parking surfaces to gravel would likely generate more stormwater runoff. The Planning Commission may wish to consult with the Township Engineer.*

E. Public Services. The special land use can be served adequately by public facilities and services such as police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools.

CWA Comment: *The proposed amendment does not appear likely to have a significant impact on public facilities or services. The potential increase in the number of events and number of guests on site is likely to generate more trash. The Planning Commission should have the applicant describe how the additional trash will be managed.*

F. Traffic. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration the following...

CWA Comment: *The proposed amendment would likely result in an increase in the number of vehicles accessing the site over time. However, the number of vehicles per event would be consistent with the current approval. The Planning Commission should consult with the Township engineer and the Livingston County Road Commission to confirm that the current driveway will be adequate.*

G. Additional Development. The proposed use shall be such that the location and height of buildings or structures, and the location, nature and height of walls, fences, and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.

CWA Comment: *The proposed amendment does not appear to discourage the appropriate development or use of adjacent properties or unreasonably affect their value, provide potential impacts from sound, trash, and stormwater are managed.*

H. Health, Safety and Welfare. The proposed use shall be designed, located, planned, and operated to protect the public health, safety, and welfare.

CWA Comment: *It appears that the proposed amendment, with some conditions outlined in this report, is likely to function in a manner that does not have a negative impact on the public health, safety, or welfare.*


SUMMARY & COMMENTS

The proposed special land use/site plan amendment appears to be generally consistent with the Zoning Ordinance or would be with some modifications. The Planning Commission may require additional information of the applicant as part of its review.


Potential conditions of approval or request for additional information are outlined below.

If the amendment is approved, a revised site plan should be provided. Unless the changes to the site plan are significant, staff may review it to confirm consistency with an approval.

- 1) *Consideration should be given to converting the grass parking area to gravel.*
- 2) *The site plan should be updated to show the maneuvering lane for the grass parking area has been converted to gravel.*
- 3) *The Planning Commission should consider if it needs additional information about the location of employee parking (location, etcera).*
- 4) *The applicant should confirm that the existing utilities will be adequate to accommodate the potential increased volume of guests.*
- 5) *If grass parking is converted to gravel, the Township engineer should confirm whether or not additional stormwater management will be necessary.*
- 6) *The applicant should confirm that there will be no changes to the existing landscaping and screening, lighting, or signs.*
- 7) *Language in the description of use statement and site plan should be revised to make it clear that there can be up to 150 guests and up to 13 support staff.*
- 8) *The Planning Commission may want to consider limiting outdoor music to no later than 10:00 pm, if there is concern about sound.*
- 9) *The Planning Commission may consider some changes to trash management, if there is concern about capacity, with any changes added to the site plan.*
- 10) *The Planning Commission should consider consulting the Township engineer and Livingston County Road Commission to determine if any additional improvements may be necessary for the driveway.*
- 11) *The Planning Commission should consider the owner/operator instead prepare and submit an annual report, as outlined in §22.05.F.10 Annual Review.*
- 12) *Site plan notes should be updated to be consistent with the proposed amendment.*
- 13) *The site plan should be stamped by a licensed professional.*



CARLISLE/WORTMAN ASSOC., INC.
Zach Michels, AICP
Planner



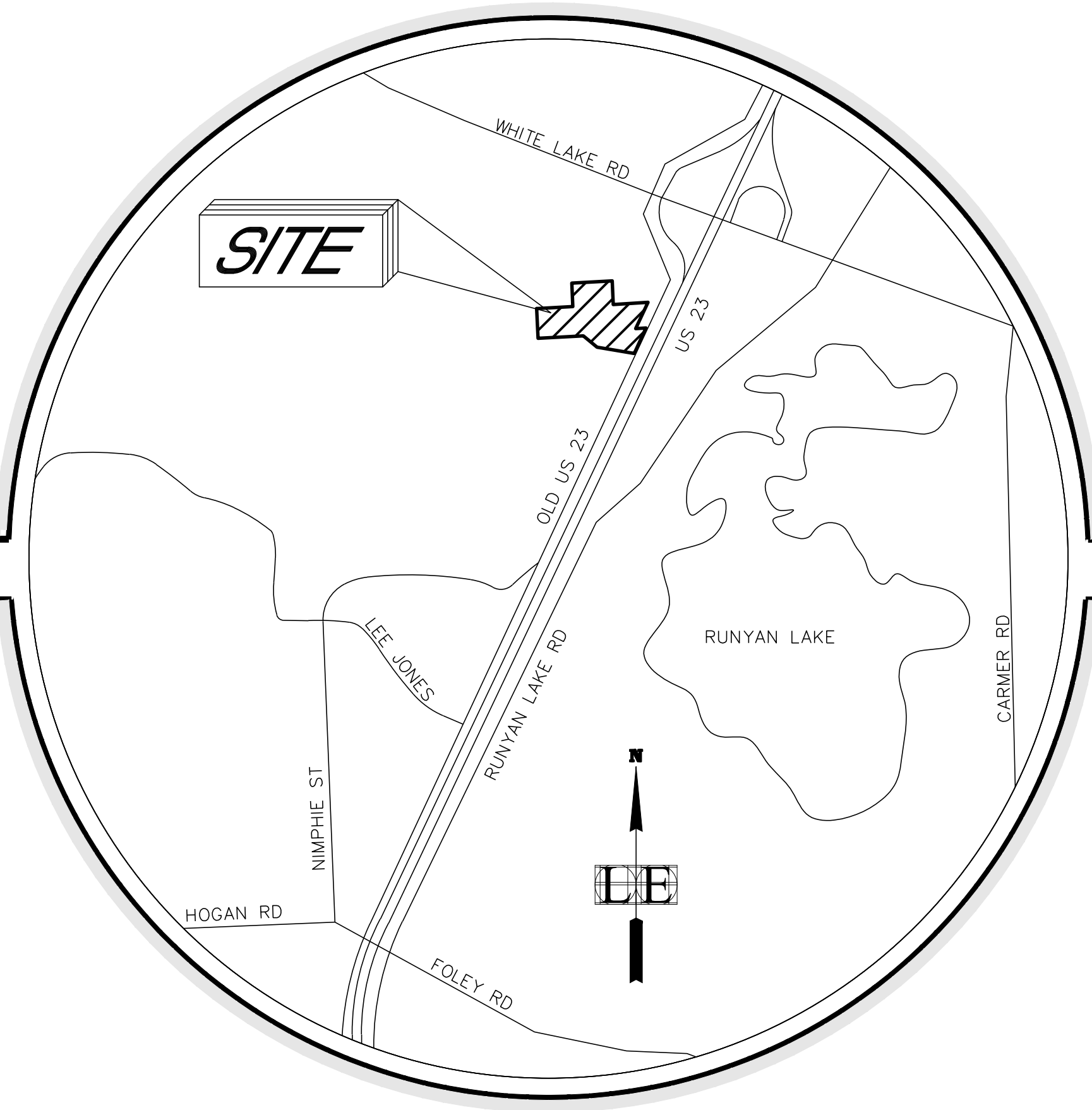
CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, AICP
Executive Vice President

SITE PLAN FOR

VALE ROYAL

OLD US 23

TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



LOCATION MAP

NOT TO SCALE

DESCRIPTION OF SITE USE

PLEASE REFER TO USE STATEMENT ON FILE AT TYRONE TOWNSHIP OFFICE

PARKING CALCULATIONS

REQUIRED PARKING

GUEST PARKING:

PHASE 1 (99 PERSON OCCUPANCY)

1 SP. PER 3 PERSONS OF MAX OCCUPANCY
99 PERSONS / 3 = 33 SPACES

PHASE 2 (150 PERSON OCCUPANCY)

1 SP. PER 3 PERSONS OF MAX OCCUPANCY
150 PERSONS / 3 = 50 SPACES

SINGLE FAMILY DWELLING:

2 SPACES = 2 SPACES

EMPLOYEE PARKING:

(EMPLOYEES WILL BE PARKED OFF-SITE
PER USE STATEMENT) = 0 SPACES

TOTAL PARKING REQUIRED

PHASE 1 = 35 SPACES
PHASE 2 = 52 SPACES

PROVIDED PARKING

PAVED/GRAVEL: = 33 SPACES
GRASS: = 39 SPACES
GARAGE: = 2 SPACES (IN GARAGE)
TOTAL PROVIDED: = 74 SPACES
INCLUDING 3 BARRIER FREE SPACES

PER PC MEETING	3/21/18
PER PLANNING COMMISSION COMMENTS	3/16/18
PER OWNER	2/20/18
PER OWNER	2/9/18
ADD 18'X22' BUILDING ADDITION	12/12/17

SHEET INDEX

- COVER SHEET
- SITE LAYOUT

GENERAL NOTES

- Property is zoned: RE (Rural Estate)
- Contractor is responsible for protecting all existing and proposed utilities from damage during all stages of construction.
- The engineer and applicable agency must approve, prior to construction, any alteration, or variance from these plans.
- Existing dwelling is currently served with private well and public sanitary sewer.
- Underground dry utilities shall be extended from existing locations to service this site as required by utility companies.
- All construction shall be performed in accordance with the current standards and specifications of Tyrone Township and Livingston County.
- Three working days prior to any excavation, the Contractor shall telephone MISS DIG (800-482-7171) for the location of underground utilities and shall also notify representatives of other utilities located in the vicinity of the work. It shall be the Contractor's responsibility to verify and/or obtain any information necessary regarding the presence of underground utilities which might affect this job.
- FLOOD PLAIN: The Premises are not located within a Special Flood Hazard Area as identified by the Department of Homeland Security, Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel No. 26093C0250D, dated 9-17-2008 was not printed, No Special Flood Hazard Areas.
- THE SOIL CHARACTERISTICS OF THE ENTIRE SITE INCLUDE
Cc Carlisle Muck Moderate permeability, slow surface runoff
MoB Miami Loom 2%-6% slope Moderate permeability, slow surface runoff
Ad Alluvial Land Subject to flooding

Per United States Department of Agriculture/Michigan Agricultural Experiment Station, 1962-1966.

LEGAL DESCRIPTION

PARCEL 1:

Part of the Southwest ¼ of Section 4, T4N-R6E, Township of Tyrone, Livingston County, Michigan described as follows: Beginning at the South ¼ corner of said Section; thence N 88°01'03" W along the South line of Section 4, a distance of 340.00 feet; thence N 02°17'25" E parallel with the North-South ¼ line of Section 4, a distance of 198.03 feet; thence S 88°01'21" E parallel with the South line of said Section a distance of 340.00 feet to the North-South ¼ line; thence S 02°17'17" W along the North-South ¼ line 198.03 feet, to the point of beginning. Subject to easements and right of ways of record. 1.55 Acres.

PARCEL 2:

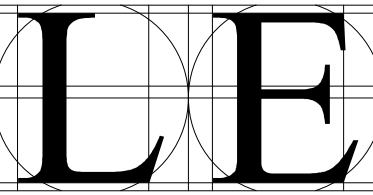
Part of the Northeast ¼ of the Northwest ¼ and part of the Northwest ¼ of the Northeast ¼ of Section 9, T4N-R6E, described as beginning at the North ¼ corner of Section 9; thence along the North line of said Section 9, S 88°31'25" E 292.46 feet; thence along the Westerly right of way line of Old US 23 Service Drive S 30°04'35" W 244.70 feet; thence S 88°31'25" E 86.56 feet; thence S 30°04'35" W 235.56 feet; thence N 75°22' W 316.52 feet; thence N 45°20' W 149.62 feet; thence N 87°55'30" W 380.41 feet; thence N 02°04'30" E 250.00 feet; thence along the North line of Section 9, S 87°55'30" E 655.99 feet to the point of beginning. Subject to easements and right of ways of record. 6.34 Acres.

OWNER / DEVELOPER

VALERIE JOHNSON

11009 OLD US 23
FENTON, MI 48430

ENGINEER



LIVINGSTON ENGINEERING

CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD US23 , BRIGHTON, MI 48114

http://www.livingstoneng.com PHONE: (810) 225-7100

FAX: (810) 225-7699

VALE ROYAL
TYRONE TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
PRELIMINARY SITE PLAN

ENGINEER'S SEAL

SITE PLAN NOTES

USE IS PROPOSED AS A SPECIAL OCCASION VENUE WITH USES AS DESCRIBED IN THE SITE USE DESCRIPTION ON FILE AT TYRONE TOWNSHIP.

THE TRAVELED DRIVEWAY/AISLEWAY HAS BEEN WIDENED/RELOCATED AS SHOWN. THERE WILL BE ATTENDANTS DURING MAJOR EVENTS AS OUTLINED IN THE USE STATEMENT.

ALL GRAVEL AREAS SHALL BE TREATED FOR DUST CONTROL AS NEEDED.

THE BARN SHALL HAVE A MAXIMUM CAPACITY OF 163 PEOPLE WITH FIRE DEPARTMENT APPROVAL. ON OCCASION, A TENT MAY BE PLACED FOR SPECIAL EVENTS NEAR THE BARN. AT NO TIME SHALL EVENT ATTENDANCE OF THE BARN AND TENT COMBINED BE GREATER THAN 163 PEOPLE. A REVISED SITE PLAN SHALL BE SUBMITTED AND APPROVED BY TYRONE TOWNSHIP PRIOR TO CAPACITY OF THE VENUE EXCEEDING 163 OCCUPANTS.

THE SITE PLAN PROVIDES FOR 69 9.5'X18' PARKING STALLS, 2 GARAGE PARKING SPACES AND AN ADDITIONAL 3 BARRIER FREE STALLS.

THE BARN IS SERVICED WITH PRIVATE WELL AND PUBLIC SANITARY SEWER SYSTEM. THE WELL AND SANITARY SEWER SYSTEM ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE LIVINGSTON COUNTY HEALTH DEPARTMENT AND THE LIVINGSTON COUNTY DRAIN COMMISSION.

SITE LIGHTING SHALL BE DOWNWARD AS SPECIFIED ON THE ARCHITECTURAL DRAWINGS.

TRASH SHALL BE REMOVED FROM SITE ON A PER EVENT BASIS AS DESCRIBED IN THE USE STATEMENT.

NOISE FROM ENTERTAINMENT SHALL CEASE BEFORE 11:30 PM ON FRIDAYS AND SATURDAYS, 8:30 PM ALL OTHER DAYS.

THE NIGHT TIME NOISE LEVEL SHALL NOT EXCEED 50 DECIBELS AS MEASURED AT THE PROPERTY LINE.

ELECTRIC SERVICE TO THE BARN IS VIA OVERHEAD SERVICE.

PROPOSED DRIVEWAY SHALL BE CAPABLE TO SUPPORT A 75,000 LB FIRE APPARATUS VEHICLE.

THE DRIVEWAY CULVERT IS CAPABLE OF SUPPORTING 75,000 LBS PER EVALUATION BY LEO SHEETS, A MICHIGAN LICENSED PROFESSIONAL ENGINEER.

EMPLOYEES/CONTRACT WORKERS WILL PARK OFF-SITE AND BE SHUTTLED TO EVENTS ON THIS PROPERTY.

UTILITY DISCLAIMER



Know what's below.
Call before you dig.

Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call "MISS DIG" 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.

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