

TYRONE TOWNSHIP ZONING BOARD OF APPEALS
APPROVED MEETING MINUTES
October 11, 2021

CALL TO ORDER

Chairman Greg Carnes called the Zoning Board of Appeals Meeting to order on October 11, 2021, at 7:02 PM at the Tyrone Township Hall.

ROLL CALL

Present: Chairman Greg Carnes, Vice-Chairman Joe Trollman, Commissioners Richard Erickson, and Tim Scarberry

Also Present: Tyrone Township Planning & Zoning Assistant Karie Carter

Absent: Commissioner Don Bunka

APPROVAL OF THE SEPTEMBER 13, 2021 MINUTES

Motioned by Commissioner Trollman, supported by Commissioner Erickson. Motion Carried.

Karie Carter read aloud the appeal for tonight's meeting.

APPEAL NO. 1: A request by Brendan Foster for a 37-foot setback variance off Old US-23, a 35-foot setback variance off Faussett Road, and a 50-foot south side yard setback variance in order to build a storage condo development at the southwest corner of Old US-23 and Faussett Roads. The parcel ID is 4704-32-200-014; it is zoned PCI – Planned Commercial Industrial. Reference Tyrone Township Zoning Ordinance No. 36, Section 21.01, Schedule of Regulations and Sections 21.01.Y and 21.02.A.2.c, parcels with frontage on both U.S. 23 and either White Lake or Faussett.

COMMENTS BY APPLICANT

Brendan Foster explained his request. He said they tried multiple different layouts for the proposed storage condo development and determined they had to have approximately 113' feet off Old US-23 to the corner of the building and approximately 65' off Faussett Road. The south side has property that is zoned FR - Farming Residential - and there is a large buffer between the properties. He would not be impeding on anyone's property and the Farming Residential property to the south is future zoned as PCI as well. At the southeast corner will be an approximately 8-10' high retaining wall. If he moves the proposed condos any more south, then he'd need up to a 20' retaining wall which would take away from the aesthetics. All the buildings are facing in. All landscaping will include a minimum of 6' steel decorative fencing and a lot of different trees. No one will be operating businesses out of the condos. They are for storage, and individuals who own these will store items such as classic cars, boats, RVs, etc. They will be in and out quickly, so it's not an active area where a lot of traffic would be coming and going.

He also stated that at both corners there are stop signs, so no one is coming in at a high speed there. Everyone is decelerating at those corners.

Mr. Foster said there is a hardship due to the way the property slopes down at the southeast corner and it's very wet there as well. The proposed driveway location was already approved by the Livingston County Road Commission a couple of years ago from a previously planned project (manufacturer facility). There will be high windows approximately 18' high on approximately 22' buildings for natural light. The buildings will be 20' x 45'. They will have a 12' x 14' door and a small man door entrance.

Mr. Foster explained that the trees were cut down because Livingston County made him cut them down for line of sight. He would have preferred to keep the trees. He also mentioned that one of Tyrone Township's newer ordinances about solar farms states that in PCI they only need to be set back 100' instead of the 150'.

Each unit will have a tax ID. With 114 new tax IDs, it's a substantial tax benefit to the township.

Chairman Carnes asked if there will be restrooms in the units. Mr. Foster stated they will be stubbed in for a toilet. There will be in-floor drains so they can wash their items inside of the unit. There will be heat, no AC. It's not proposed to give this a man-cave type of place where people are customizing it. None of the doors face outdoors, nothing can be seen from the roads. They want to make them white with black fencing around them – make the development look very nice. It will not be an industrial development; it will be very high-end.

BOARD QUESTIONS AND COMMENTS

Commission Erickson asked about the property sloping down at the southeast end. Mr. Foster said it slopes down into a retention pond. Chairman Carnes stated that there is a creek flowing nearby and Mr. Foster said that the retention pond will run down to that creek. Commissioner Erickson asked about the tree line to the south, and Mr. Foster stated it was the neighbor's tree line. He said he was about 17' north from that tree line. Chairman Carnes asked Karie Carter if she'd received any feedback from that neighbor, and Ms. Carter indicated that she had not received any feedback whatsoever. Chairman Carnes said most of the residents live here for the rural character. The township wants to grow but still maintain that rural character. Mr. Foster compared Action Water Sports to what he wants to do. It will be a nice look for the township.

CONSIDERATION OF ACTION

Commissioner Trollman moved to approve the variance requests. Commissioner Erickson seconded. The motion carried.

UNFINISHED BUSINESS

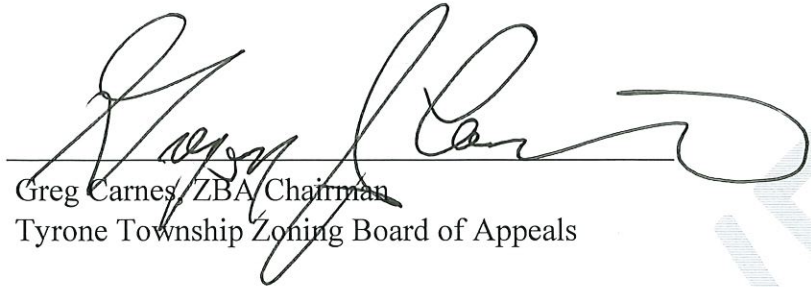
None

MISCELLANEOUS BUSINESS

None

ADJOURNMENT

The meeting was adjourned at 7:30 PM by Carnes.



Greg Carnes, ZBA Chairman
Tyrone Township Zoning Board of Appeals

cc File

Tyrone Township Clerk
Tyrone Township Zoning Administrator
Tyrone Township Zoning Board of Appeals Commissioners

APPROVED