

1                                   **TYRONE TOWNSHIP PLANNING COMMISSION**  
2                                   **REGULAR MEETING & PUBLIC HEARING MINUTES**  
3                                   **August 17, 2022 6:00 p.m.**

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5                   **This meeting was held at the Tyrone Township Hall with remote access via Zoom videoconferencing.**  
6                   **The meeting was recessed at 6:30 pm to hold the scheduled public hearing.**  
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8   **PRESENT:** Rich Erickson, Kurt Schulze, Steve Krause, Garrett Ladd

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10 **ABSENT:** Chet Schultz, Jon Ward, and Bill Wood

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

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14 **CALL TO ORDER:** The meeting was called to order at 6:00 by Chairman Erickson.

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16 **PLEDGE OF ALLEGIANCE:**

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18 **CALL TO THE PUBLIC:** A public comment was received.

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20 **APPROVAL OF THE AGENDA:**

21 Vice-Chairman Kurt Schulze moved to approve the agenda as presented Commissioner Steve  
22 Krause seconded. The motion carried.

23  
24 **OLD BUSINESS:**

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26       **1) Master Plan**

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28 Zach Michels of Carlisle Wortman said that there were 347 surveys received digitally, and  
29 approximately 20 hard copies were received. This is about a 10-12% return, which is good. He  
30 said they would be going back to double-check to see if there were any cases where there were  
31 multiple responses from a single computer address. That may not necessarily disqualify them,  
32 however. He said it is his goal to have the results by the end of this week or early next week. It  
33 will be in a format that's understandable and readable.

34  
35 He summarized the articles he submitted on Master Planning which can be found in tonight's  
36 meeting packet on Tyrone Township's Website. The topics discussed were Social,  
37 Transportation, and Housing Analysis as well as Community Character. Mr. Michels explained  
38 that there were some new articles in the packet as well as some that needed revisions.  
39  
40  
41

42 Chairman Rich Erickson asked for a motion to suspend the meeting to begin the public hearing.  
43 Vice-Chairman moved to suspend the regular meeting to begin the public hearing. Commissioner  
44 Steve Krause supported; the motion carried.

45

46 **PUBLIC HEARING #1:**

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48 **1) Pascarella Increase Accessory Structure Size**

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50 Chairman Rich Erickson read the notice that was published in the newspaper.

51

52 This applicant received a variance from the Zoning Board of Appeals in June of this year  
53 because he is proposing to extend the addition along a nonconforming side yard setback.

54 Chairman Erickson asked Mr. Pascarella to come up to the podium to explain his request.

55

56 Mr. Pascarella explained that he would like to extend his garage by adding a 24 x 30 addition.

57 The total square footage would be less than 1,200.

58

59 **BOARD COMMENTS:**

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61 Commissioner Steve Krause asked if the total square footage of the structure would be 1,160 and

62 Mr. Pascarella confirmed that it would be. He stated that he would not go larger than what was

63 proposed, which is 24 x 30. The Planning Commission discussed the application and stated

64 they'd like to see an updated site plan showing elevations. They'd also like to see building plans.

65

66 **PUBLIC COMMENTS:**

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68 Frances Mellen of 6340 Bullard Road said she approves of Mr. Pascarella's request.

69

70 Commissioner Steve Krause moved to approve Mr. Pascarella's request to increase his accessory

71 structure conditional upon receiving an updated site plan with elevations and a description of

72 what the exterior of the building will look like. Commissioner Garrett Ladd seconded. The

73 motion carried.

74

75 Chairman Richard Erickson moved to close the public hearing and return to the regular session.

76 Motion carried by all ayes.

77

78 Mr. Michels continued to summarize his reports and there was a lot of conversation between the

79 Planning Commission and Mr. Michels.

80

81 There were discussions about truck routes, bike paths, and parks.

82

83 It was decided to hold two separate visioning sessions in September and November. The sessions  
84 would be broken up into two sections, facilitated by representatives from Carlisle Wortman. The  
85 first sessions were scheduled for Thursday, September 22, 2022, from 5:00 pm – 8:30 pm, and  
86 on Saturday, September 23, 2022, from 8:00 am – 11:30 am. The second visioning sessions  
87 were scheduled for Thursday, November 10, 2022, from 5:00 pm – 8:30 pm, and on Saturday,  
88 November 12, 2022, from 8:00 am – 11:30 am. It was decided by the Planning Commission that  
89 the Workshop Meetings for those two months would be canceled.

90

91 There was discussion on how to get the word out about the visioning sessions such as putting it  
92 on the website or sending out emails.

93

94 **CALL TO THE PUBLIC:**

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96 Janette Ropeta of Fuller Drive said she wanted to announce the dates for the visioning sessions  
97 so the public could hear them. She asked about advertising for the visioning sessions and  
98 wondered if a Facebook page could be created. She also stated that signs could be placed  
99 throughout the township. She said the township should pay to be able to send out more emails.  
100 She asked if she could record the visioning sessions.

101

102 **MISCELLANEOUS BUSINESS: None**

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104 **ADJOURNMENT:**

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106 The meeting was adjourned at 8:43 pm by Chairman Erickson.