

**TYRONE TOWNSHIP PLANNING COMMISSION
APPROVED REGULAR MEETING MINUTES
October 11, 2022 7:00 p.m.**

PRESENT: Rich Erickson, Kurt Schulze, Kevin Ross, Jon Ward, Steve Krause, and Bill Wood

ABSENT: Garrett Ladd

OTHERS PRESENT: Ross Nicholson and Zach Michels (via Zoom)

CALL TO ORDER: The meeting was called to order at 7:00 by Chairman Erickson.

PLEDGE OF ALLEGIANCE:

APPROVAL OF THE AGENDA: Vice-Chairman Schulze moved to approve the agenda as amended (amended to move New Business Item #1 ahead of all other business in consideration of applicants in attendance). Steve Krause supported. The motion carried.

APPROVAL OF MINUTES:

The July 12, 2022 and the August 17, 2022 minutes were approved as presented.

CALL THE PUBLIC: No public comments were received.

NEW BUSINESS:

- 1) **Coyote Preserve Golf Course Minor Site Plan Amendment.** Don Beagle, the landscape architect for Coyote Preserve, explained their request for a new storage building. He explained that they are requesting an additional 36 x 80 storage building. He showed on his site plan the location of the existing and proposed buildings. He said they have a lot of equipment, and they don't want it stored outdoors for long periods. He provided the Planning Commission with a schematic that the company that sells the building provided. He explained it will have a concrete floor, and electrical for lighting. He said it is just for indoor storage and there is sufficient room to place the building there and give them access to their soil bins, etc. He said they meet all the setback requirements. He said there will be adequate screening.

The Planning Commission asked about the landscaping and screening. The applicant explained there are a lot of trees in that area and the elevation drops around 15 feet, so you don't see it from the road. He said it's a 12-foot building and sits adjacent to the other building; it's going to be the same color. The Planning Commission asked Ross Nicholson what the setbacks should be. Ross said in that zoning district – RE –the front

yard setback is 100 feet, however, as a Special Land Use, there is a provision. He read from the ordinance: *for golf courses and related uses as far as buildings they shall be located not less than 100 feet from any property line of abutting residentially zoned lands*. He said it's not very specific and he's not sure if it's intended to refer to a front yard setback location. There was more discussion about front yard setbacks. Vice-Chairman Schulze asked what the proposed setback was. The applicant stated it would be 65 feet from the road right-of-way. They continued to read the ordinance to interpret it for this situation. They asked Zach Michels if he had an opinion. He said he'd want to take a closer look at the specific language for the golf course and the PUD approval sometimes has standards that are different than what the ordinance says. Ross clarified that he didn't believe it was a PUD. He thinks it may have been applied for as a PUD, but he isn't certain that is what it is. He said he would verify it.

Steve Krause asked how many people were notified of this. Ross said that the subcommittee determined that this would be a minor amendment, so a public hearing is required.

Jon Ward said he felt that the 100-foot requirement could be waived because of topography. It's difficult to see from the road. They could require more screening if necessary. Steve Krause said he'd vote yes today if the applicants agreed to put in a few pine trees. The applicant said they don't feel like the view from Linden Road is an issue as much as the two million-dollar homes that are looking down on the proposed storage building. He said he is the vice president of the HOA and both of those homeowners stated they don't want to see equipment with tarps on them; they'd much prefer to see a building because it would be clean looking.

Vice-Chairman Schulze asked if there were any break-ins in the area. The applicant stated nobody in the neighborhood has had any break-ins.

The Planning Commission discussed granting conditional approval. Ross said they'd want to request an updated site plan showing the screening to verify it's sufficient.

Ross explained that this was a minor amendment to a special land use where the Planning Commission can approve the amendments. If it were considered a major amendment, it's like reopening the special land use and it would require a public hearing and notification to all property owners within 300 feet. They'd need to go through the formal procedure that all new special land uses need to go through; there would then be a recommendation to the Township Board. This does not fall under that category and that was determined by the subcommittee that it can be classified as a minor change.

Steve Krause moved to approve the minor amendment request with the condition that a revised site plan is provided with details on screening and noting the setback reduction is approved by the Planning Commission due to screening and topography. Vice-Chairman Schulze supported the motion. The motion carried by a unanimous voice vote.

OLD BUSINESS:

- 1) **Master Plan.** Zach Michels gave a quick summary of the general vision sessions and provide data to the Planning Commission. The Planning Commission discussed the results of the visioning session and discussed strategies for future visioning sessions. Zach Michels presented revisions made to the draft Community Facilities and Public Services article and discussed it with the Planning Commission. The Planning Commission provided feedback to Zach Michels regarding additional revisions to the draft Master Plan documents.

NEW BUSINESS:

- 2) **Election of Officers.** The Planning Commission discussed its bylaws regarding the selection and election of officers. It was noted that the current officers were elected during their regular meeting in October of 2021 due to the resignation of the former Chairperson. The bylaws indicate the terms are valid for one year. It was noted that the bylaws indicate that the election of officers is to occur at a regular meeting in November of each year. The Planning Commission moved to extend the current officer's term for one month and would hold the election during their next regular meeting in November.

CALL THE PUBLIC: No public comments were received.

MISCELLANEOUS BUSINESS: The next workshop is scheduled for 10/19/22 at 6:00 pm.

ADJOURNMENT: The meeting was adjourned at 8:11 pm.