

Otsego County Planning Commission

Minutes for June 20, 2011

Call to Order: 6:00 pm by Chairperson Stults

Pledge of Allegiance

Roll Call:

Present: Chairperson Stults, Secretary Borton, Mr. Colosimo, Mr. Hartmann, Mr. Klee, Mr. Hendershot

Absent: Vice-Chairperson Arndt, Mr. Hilgendorf, Mrs. Jarecki, Ms. Nowak, Mr. Mang

Staff Present: Mr. Ferrigan

Public Present: Phil Alexander, Erma Backenstose, Olen Harris, Colleen Jozwiak

Others Present: John Burt, County Administrator, Tom Deans, County Road Commission, Elliot Blumberg, Attorney

Consent Agenda: None

Vice Chairperson Arndt, Ms. Nowak arrived at 6:02 pm

Approval of minutes from April 18, 2011:

Corrections to the minutes are as follows:

Chairperson Stults requested a spelling correction on page one (1) under **Public participation...** from 'Northern processing LLC' to 'Northern Processing LLC'. On page three (3), fifth paragraph, he also requested the addition of 'Fire' to the sentence '*An easement or agreement...as per EMS, Fire and the Sheriff's Department...*'.

Motion made to approve minutes as corrected by Mr. Borton; Seconded by Mr. Hartmann.

Motion approved unanimously.

Chairperson asked for consent to move item eleven (11) *New Business* to follow item six (6) *Other* on the agenda. Unanimous consent.

Other:

Phil Alexander: Otsego County Quality of Life Assessment

Mr. Alexander informed the members of the Planning Commission what this project encompasses and provided handouts depicting a 'Holistic approach to understanding our community's well-being and potential'. He explained the project: 1) to utilize existing information and committees to bring together a comprehensive profile of the County, its desired results: 2) to find out what is needed in the County to enhance its attributes, minimize its flaws and encourage its citizens to help, especially the youth and asked for participation from the Planning Commission: 3) by way of input and support. He provided contact information and also a website address: www.otsego.org/qol/

New Business:

Otsego County Road Commission: Construction of a salt storage building and above-ground waste water storage tank.

Otsego County Road Commission Property/#010-016-200-055-00/669 McCoy Road, Gaylord
79.18 acres/Zoned I -Industrial

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Mr. Burt stated the Otsego County Road Commission is in need of a new building for local salt storage and also an improved system for waste water. The Road Commission does not possess the authority to issue bonds on their own to cover costs. Therefore, they are requesting the use of the County's bonding ability.

Mr. Deans confirmed the current building is restricted for salt used on State roads and a separate building is needed for local salt storage. The proposed building would be 14,000 square feet and will enable the Road Commission to operate with improved efficiency. He also stated the Road Commission is proposing to build a 15,000 gallon above-ground waste water storage tank to eliminate the existing lagoon system. The tank will be environmentally friendly.

After reviewing the Road Commission's finances, Mr. Burt stated the County determined they were able to repay the bond. The Road Commission has \$200,000 to apply toward the project and would need bonding for \$1,000,000. It would be a twenty (20) year bond. Construction should begin in late August.

Chairperson Stults asked for assistance in determining the finding of facts.

Mr. Ferrigan read the following general finding of facts:

1. The current building is aged to a point where it requires costly repairs.
2. New facility would enhance the efficiency of the Road Commission.
3. Not desirable to go into a shared facility with the State of Michigan.
4. New storage system will comply with requirements for disposal of waste water.
5. Long term cost saving measure for the Road Commission.
6. New facility will be used for equipment storage in the off season.
7. County finance director has reviewed the Road Commission finances and has determined they are able to repay the Bond.
8. Proposed facility will better enable the Road Commission to more efficiently serve the Community.

Motion made to approve the eight (8) finding of facts by Mr. Hartmann; Seconded by Mr. Hendershot.

Motion approved unanimously. Finding of facts adopted.

Motion made to authorize the chairperson to write a report in support of the project to the County Commissioners and the Road Commission by Mr. Arndt; Seconded by Mr. Borton.

Motion approved unanimously.

Public participation for items not on the agenda:

Lee Fortney passed out photographs concerning his neighbor, Ron Shrubreck's deck. After a variance request was denied, a permit was issued to bring the deck into compliance. Mr. Shrubreck has been in contact with Mr. Ferrigan as to a plan that will bring the deck into compliance. Plans can be viewed at Mr. Ferrigan's office. Results will be forthcoming.

Elliot Blumberg, Attorney, stated he represented Colleen Joswiak in the case against Mr. Matelski of Northern Processing. He passed around pictures showing the status of the site restoration, stating Mr. Matelski has not completed the restoration properly.

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Mr. Ferrigan stated he was out at the property and also took pictures of the site. He agreed with Mr. Blumberg that things still needed to be addressed. Concrete block, asphalt, and rebar can be found but Mr. Ferrigan stated he could not be sure as to what is buried on the site. He also stated a soil erosion permit was on file for the site signed by Thomas Matelski when the project was started.

Mr. Blumberg stated, as far as Mr. Matelski was concerned, the job was complete and he was waiting for a final inspection.

Mr. Ferrigan said he has not received a request from Northern Processing for a final inspection. He is in the process of compiling a report but needed guidance as to how much clean up he should require of Mr. Matelski.

Chairperson Stults stated Mr. Ferrigan needed to work under the guidance of legal council as to how to enforce the issue.

Unfinished applicant business: None

Public Hearing: None

Unfinished Commission Business:

Input from Townships and County Commissioners on Dumpsters and Mining

Mr. Ferrigan stated he did not receive much input from the townships on Mining, Sand and Gravel; most of the comments were concerning the Dumpsters. Although there have not been any complaints concerning dumpsters, with all of the requirements in the ordinance, many are in compliance including the County.

Chairperson Stults asked for comments from the County Commissioners present at the meeting.

Lee Olsen stated he represented two (2) of the townships that were against the language concerning the enclosure of the dumpsters, citing room and expense.

Erma Backenstose commented on a personal note concerning trash receptacles being left out for long periods of time and thought twenty-four (24) hours prior to pick up was enough.

Chairperson Stults recommended detailed guidance from the Planning Commission to be given to Mr. Ferrigan concerning the dumpster issue. The Planning Commission members agreed the three basic reasons for a zoning ordinance were health, safety and welfare of community.

With consensus from the Planning Commission, Mr. Ferrigan stated the following items be included in the wording of the ordinance:

1. No screening of dumpsters
2. Twenty-four (24) hour curbside placement
3. Construction containers do not apply
4. Working lids to be maintained in a closed position

Mr. Ferrigan will draft the language for the ordinance with the above items.

Chairperson Stults asked Mr. Burt about an update on the Capital Improvement Plan. He said he was expecting to have the information by Friday and would pass it on to the Planning Commission.

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Concerning the Mining, Sand and Gravel Ordinance, Mr. Ferrigan suggested the Planning Commission take a look at the former gravel pit owned by Mr. Matelski of Northern Processing.

Chairperson Stults asked they visit the site within thirty (30) days and give Mr. Ferrigan their input regarding the mining ordinance.

Mr. Klee suggested taking pictures before permits are given. The Planning Commission is considering recommending a progressive reclamation of the land before moving the mining area for future sites.

Chairperson Stults said Mr. Burt requested the Planning Commission also look at the signage wording of the ordinance.

Reports and Commission Member's Comments:

Zoning Administrator

Mr. Ferrigan stated the work at the Cross Street building is progressing. A meeting room for the Planning Commission is included in the plan.

Adjournment: 8:25 pm by Chairperson Stults.

Christine Boyak-Wohlfeil, Recording Secretary

Ken Borton, Planning Commission Secretary