

Otsego County Planning Commission

Minutes for February 16, 2012

Call to Order: 6:01 pm by Vice-Chairperson Arndt

Pledge of Allegiance

Mr. Hartmann arrived at 6:01 pm.

Vice-Chairperson Arndt stated Mr. Colosimo's term would remain in effect until Charlton Township could find a replacement.

Roll Call:

Present: Vice-Chairperson Arndt, Secretary Borton, Mrs. Jarecki, Mr. Hartmann, Mr. Klee, Ms. Nowak, Mr. Hendershot

Absent: Chairperson Stults, Mr. Hilgendorf, Mr. Colosimo, Mr. Mang

Staff Present: Mr. Ferrigan, Ms. Boyak-Wohlfeil

Others Present: John Burt, Otsego County Administrator, Mike Tarbutton, Otsego County Parks & Recreation Director, Haidir Kazim, Otsego County Attorney, Tom Seidell, Architect

Public Present: Erma Backenstose, Ben Ducharme, Mrs. Ducharme

Consent Agenda: None

Approval of minutes from January 23, 2012:

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

Motion approved unanimously.

Other: None

Public participation for items not on the agenda: None

Unfinished applicant business: None

Public Hearing:

Owner/Applicant: Otsego County
SPR12-001/Groen Nature Preserve/Phase One
Parcel #020-017-100-005-05
Section 17/Charlton Township
10324 M32 East Johannesburg, MI

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Public Hearing: Open: 6:05 pm

Mr. Burt presented Phase One (1) of the Groen Nature Preserve donated to Otsego County by the Louis M Groen Charitable Trust. Phase One (1) includes the construction of two (2) movable buildings: a temporary check in building and storage building and a permanent restroom. The roof of an existing building will also be repaired. The project is totally funded by the Trust. The County is anticipating completion in June.

Phase Two (2) of the Groen Nature Preserve project will begin when the additional property is acquired.

Public Hearing: Closed: 6:15 pm

New Business:

SPR12-001/Groen Nature Preserve/Phase One
#021-017-100-005-05
Charlton Township/Section 17
10324 M32 East Johannesburg, MI

Mr. Ferrigan presented the following list of exhibits and general finding of facts:

List of Exhibits:

- Exhibit 1:* Application for case SPR12-001 and site plan submitted by Applicant
- Exhibit 2:* Otsego County Zoning Map dated, *July 2007*
- Exhibit 3:* Otsego County Zoning Ordinance effective date, *March 20, 2010*
- Exhibit 4:* Quit Claim Deed from Edna K Groen and Edward J Cummings Sr, Successor Trustees of the Louis M Groen Charitable Trust granting ownership to Otsego County Register of Deeds *November 17, 2011* Liber 1272 Page 48
- Exhibit 5:* Conservation Easement recorded with the Otsego County Register of Deeds *November 10, 2011* Liber 1271 Page 786
- Exhibit 6:* Otsego County Equalization property card printed *February 9, 2012*
- Exhibit 7:* E-mail dated February 9, 2012 from Otsego County Administrator John Burt stating that the Conservation District Board passed a motion approving the bathroom location at a meeting held February 8, 2012

General Finding of Facts:

1. This is a proposal for Phase One (1) of the Groen Nature Preserve and proposes to construct two (2) movable structures, one (1) will be a sign-in building to control access to the property and the second (2) will be used as a storage building. Also included in the proposal is a permanent restroom facility to be located near the old lumberjack area. (*Exhibit #1*)
2. The property is currently under the ownership of Otsego County. (*Exhibit #4*)
3. Parcel 021-017-100-005-05 contains 530.69 Acres of land. (*Exhibit #6*)
4. The property is located in an FR Zoning District. (*Exhibit #2*)
5. The proposed use is a Principle Use Permitted in the FR Zoning District (Section 8.1.5). (*Exhibit #3*)
6. The site plan requirements of Article 20 have been reviewed by Otsego County Land Use and all requirements have been addressed by the Applicant. (*Exhibit #1*)
7. Parcel 021-017-100-005-05 is protected and the Use is governed by a Conservation Easement recorded with the Otsego County Register of Deeds on November 10, 2011. (*Exhibit #5*)

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8. The structures proposed in SPR12-001 are permitted under the conditions of Section 4.4 of the Conservation Easement. (*Exhibits #5*)
9. Section 4.4 of the Conservation Easement requires the Conservation District to approve the location of the restroom facilities. The Conservation District *has* approved the location of the restroom facilities. (*Exhibit #7*)
10. The Planning Commission has the authority to approve Site Plans after review and compliance with the Otsego County Zoning Ordinance (Section 20.5). (*Exhibit #3*)

Mr. Borton read the following motion:

A motion to approve SPR12-001 Phase One (1) of the Groen Nature Preserve based upon the General Finding of Fact, compliance with the Conservation Easement and the requirements of the Otsego County Zoning Ordinance.

Motion seconded by Mr. Klee.

Motion approved unanimously.

Unfinished Commission Business: None

Reports and Commission Member's Comments:

1. Committee report on assisted living facilities (Mr. Arndt/Mrs. Jarecki)

Vice-Chairperson Arndt presented the Assisted Living Facilities Report and explained the changes he and Mrs. Jarecki have made. He suggested the members review the report for further questions or comments.

Adjournment: 6:53 pm by Vice-Chairperson Arndt.

Christine Boyak-Wohlfeil, Recording Secretary

Ken Borton, Planning Commission Secretary