

**OTSEGO COUNTY
PLANNING COMMISSION**

**AGENDA
JUNE 20, 2011
6:00 PM**

MEETING WILL BE IN THE MULTI-PURPOSE ROOM OF THE ALPINE CENTER BUILDING

1. CALL TO ORDER
2. PLEDGE OF ALLEGEANCE
3. ROLL CALL
4. CONSENT AGENDA
5. APPROVAL OF MINUTES: From the 4-18-2011 meeting
6. OTHER:
 - A. Margret Black, presentation Highway Interchange & Landscaping.
 - B. Phil Alexander, presentation on Otsego County Quality of Life Assessment.
 - C. Mark Jurkovich, WTG Ordinance
7. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA
(Please identify yourself for the record. All comments will be limited to two minutes)
8. UNFINISHED APPLICANT BUSINESS:

None
9. PUBLIC HEARINGS:

NONE
10. UNFINISHED COMMISSION BUSINESS:
 1. Input from Townships and County Commissioners on Dumpsters and Mining
11. NEW BUSINESS:
 - A. Otsego County Road Commission construction of a Salt Storage Building.
12. REPORTS AND COMMISSION MEMBER'S COMMENTS:
 1. Zoning Administrator
 - 2.
 - 3.
 - 4.
13. ADJOURNMENT:

Otsego County Planning Commission

DRAFT Minutes for April 18, 2011

Call to Order: 6:00 pm by Chairperson Stults

Pledge of Allegiance

Roll Call:

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

Absent: Mr. Hilgendorf, Mr. Colosimo, Mr. Hendershot

Staff Present: Mr. Ferrigan

Public Present: Erma Backenstose, Dave Drews, Tom Zipp, Olen Harris, Colleen Jozwiak

Consent Agenda: None

Approval of minutes from March 21, 2011:

Corrections to the minutes are as follows:

Mr. Borton requested a correction on page two (2) changing the sentence, '*Applicant is requesting...*' from 'six (6) single family dwellings' to 'six (6) site condominiums'. Mr. Mang asked for the wording in the sentence '*Final approval is needed*' for the Health Department' to 'by the Health Department...' also on page two (2).

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

Motion approved unanimously.

Public participation for items not on the agenda:

Mr. Harris questioned the progress of the soil erosion permit for the Northern processing LLC. gravel pit. Mr. Ferrigan stated Patricia Osborne, Soil Conservation Director, was responsible for enforcing the soil erosion law and the issue was between Patricia Osborne and Mr. Matelski of Northern Processing.

Unfinished applicant business: None

Public Hearing: None

Unfinished Commission Business: None

New Business:

The Planning Commission reviewed the following project in an advisory capacity. The Zoning Administrator has final approval for site plans under Section 20.5 Approval authority unless a special use permit is needed.

Otsego County Planning Commission

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Goodwill Project SPR11-003
Parcel #080-032-400-010-00
1454 Patriot Dr Gaylord, MI 49735
Murner Rd., Livingston Township
Represented by: David Drews

The discussion consisted of the following:

Mr. Ferrigan stated that even though the original project was proposed as a single building to house homeless male veterans, the change to a six (6) building project still maintained the original intended use. It is a principle use permitted in an R2 zoning district according to the zoning ordinance. He stated the project was undefined (a multiple family dwelling, group home,...) as to the R2 Zoning Ordinance Article 5.1.2 Principle Uses Permitted but it was more or less, 'group quarters'.

The project is being funded through a grant from the Veterans Administration. Goodwill Industries is also contributing monies of their own in addition to the grant funds. The Veterans Administration has placed a condition on the property. *The facility must remain the same, one (1) piece of property with the same owner, for a minimum of twenty (20) years.* If the decision was made at that point to divide the property, a land division action or site condominium approval would be needed.

The site plan depicts the units as follows:

- Home number one (1)-Unit B
- Home number two (2)-Unit A-Barrier free (*meets requirements*)
- Duplex number (1)-Unit D-Barrier free (*meets requirements*)
- Duplex numbers two (2), three (3), and four (4)-Unit C (*identical designs*)

The project is on a private drive off Murner Road, with limited visibility from the road. It is designed for a more homelike appearance with the single family dwellings up front.

Public comment: Opened at 6:26 pm

A member from the audience asked if the owners of the project also owned the property along Murner Road and Mr. Ferrigan stated they did not.

Public comment: Closed at 6:27 pm

The designs for the project meet building code requirements.

Article 18.27.10 Off-street Parking Schedule requires two parking spaces per dwelling and that requirement has been met. A larger parking area is provided by Unit A for additional vehicles.

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Project administration, Goodwill Industries, is out of Traverse City. An on-site manager will be available twenty-four/seven (24/7) to serve as a welcoming agent, maintenance, mediator,...not as a counselor. (The Veteran's Administration will provide those services.) The manager is intended to be a single male veteran occupying living quarters in Unit A leaving the two (2) remaining rooms for additional displaced veterans. It is designed as a transitional space with a turn over of occupants. There are thirty (30) units available for use, one (1) being occupied by the on-site manager.

Goodwill Industries has certain criteria that must be met, such as no sex crime convictions, no drugs, no alcohol...All veterans will go through a pre approval process.

Monies for landscaping will include grass, natural areas and curb appeal but the landscaping will be left up to the professional to be submitted to Mr. Ferrigan for approval. Flag poles will also be incorporated by entrance. Other than standard residential lighting and possible landscape lighting, nothing else is planned or required. A sidewalk is incorporated into the roadway, and maintenance should be included in the winter months. A recreation site is a future possibility with the property open to the north, but is not planned at this time.

According to Article 17.5 Access, the project has exceeded the requirements to access the property. The Road Commission feels it is more than adequate.

An easement or agreement is needed for a site plan approval for the 'T' turnaround at the east end of the property so as not to be in violation. All structures have accessibility to emergency vehicles. A demand on emergency services is not a real concern as per EMS and the Sheriff's Department other than keeping the turnaround cleared.

All wired utilities and gas are located underground. There is an irrigation landscape sprinkler system and also a fire suppression system fed by a private well. It is not a local requirement but is a Veterans Administration requirement. The fire suppression systems will be tested annually by a certified installer.

Mr. Ferrigan stated he did not request anything further from the Planning Commission regarding this project.

Reports and Commission Member's Comments:

1. 2010 Annual Report from Planning Commission to Otsego County Board of Commissioners:

Mr. Ferrigan stated the report was a brief summary of the work accomplished for 2010 and was submitted to the commissioners. It is a requirement of the Zoning and Enabling Act and was requested by John Burt, Otsego County Administrator. This being the first, the report will be submitted annually.

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2. Report from Zoning Administrator on Dumpster and Mining information sent to each Township Clerk:

The report was sent out to each Township Clerk and Mr. Ferrigan requested the townships respond within the forty (40) day period or request an extension. He has already received a response from Mary Sanders, Hayes Township Supervisor.

Adjournment: 7:57 pm by Chairperson Stults.

Christine Boyak-Wohlfeil, Recording Secretary

Ken Borton, Planning Commission Secretary

DRAFT



Otsego
COUNTY
M I C H I G A N

Otsego County Planning Commission

Request to be placed on the Planning Commission Meeting Agenda

All requests for consideration to be on the agenda for a Planning Commission meeting not required by the Zoning Ordinance must complete this form and receive approval from the Planning Commission Chairperson.

Date of request: 4/28/11

Organization/Name: Otsego Lake Township Planning Comm.

Presenter: Margaret Black Title: Chairperson

~~Address:~~ Susan LaVarway

Meeting date: May (or next mtg)

Purpose: Highway Interchange & Landscape & Parking @ CO, Z. Ord.

Type of Presentation: Verbal & written

Approximate Length: 5 min

Pass out material*: yes

* Please have pass out material available for commissioners (12 copies/sets) at the Land Use Services office seven days prior to the meeting date.

Desired decision/action by Planning Commission: _____

Other interested individuals to be present:

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Signature of requestor/presenter: Margaret Black
MESBL8@charter.net

Return completed from to: Director of Land Use Services
1608 Cross Street
Gaylord, Michigan 49735

FOR OFFICAL USE ONLY	
Date received by Land Use Services:	_____
Planning Commission Chairperson approval for placement on agenda:	<u>Rady Stults</u> Signature of Chairperson
Date of approval:	<u>5-26-2011</u>

ARTICLE ZZ HIGHWAY INTERCHANGE COMMERCIAL DISTRICT

Intent

The Highway Interchange Commercial land use category includes areas designated for commercial development, which are primarily Interstate access dependent. This district primarily serves thru traffic and tourist needs. Uses that are consistent with these areas include, but are not limited to, gasoline stations, lodging facilities, entertainment facilities, restaurant facilities, and similar tourist related developments, as well as warehouses, storage buildings, wholesale facilities and other similar uses. The automobile dependent uses should ideally be located along roadways, with the other larger Interstate dependent uses located behind and accessed by service drives. These areas may require municipal water and sewer services and/or other comparable forms of water and sewer services with approval by the municipality and District Health Department.

ZZ.1 PRINCIPAL USES PERMITTED any where in the zoning district.

No building or land shall be used and no building shall be erected except for one or more of the following specified uses:

- ZZ.1.1 Existing residences.
- ZZ.1.2 Banks and financial institutions.
- ZZ.1.3 Office buildings for administrative, professional, governmental and sales offices.
- ZZ.1.4 Medical and dental offices, including clinics.
- ZZ.1.5 Public Schools under the jurisdiction of the Michigan superintendent of public instruction.
- ZZ.1.6 Indoor theaters, halls, and similar places of assembly.
- ZZ.1.7 Bowling alleys, pool parlors or billiard parlors
- ZZ.1.8 Indoor archery range.
- ZZ.1.9 Tavern/night clubs.
- ZZ.1.10 Restaurants without drive-through service.
- ZZ.1.11 Bus stations and passenger terminals

PRINCIPAL USES PERMITTED in the zoning district only when access is from a service road. Access shall not be off of Marlette Road in Otsego Lake Township and Mills Street in Corwith Township.

- ZZ.1.12 Any generally recognized retail business within an enclosed building under 100,000 square feet.
- ZZ.1.13 Offices and showrooms of plumbers, electricians, decorators or similar trades, without outdoor storage.
- ZZ.1.14 Rental shops without outdoor storage.
- ZZ.1.15 Athletic or sports facilities and health clubs, indoor only.

- ZZ.1.26 Nursery sales and garden supply centers within enclosed building and without outside display area(s).
- ZZ.1.27 Construction and utility service contractors storing heavy equipment with inside storage only.
- ZZ.1.28 Storage buildings consisting of building(s) with the purpose of commercial and/or private storage. A storage building shall not be used in any form as a residence.
- ZZ.1.29 Mini-storage buildings consisting of separate storage rooms rented or leased by the month.
- ZZ.1.30 Utilities – All utilities and service structures when their operating requirements necessitate locating the facilities within the district in order to serve the immediate vicinity (storage yards excluded) shall be located underground except where above ground equipment such as transformers, control panels, services connections and meters are required. All above ground equipment shall be located at the rear of the building. Permitted criteria includes Article 18.10 regarding screening and fences.

- ZZ.1.16 Places of worship.
- ZZ.1.17 Lumber yards and building material suppliers within enclosed building(s).
- ZZ.1.18 Businesses and restaurants with drive-through service.
- ZZ.1.19 Wireless Telecommunications Towers and Facilities one hundred ninety (190) feet or less in height without lights. Permit criteria include Article 18.46.2.
- ZZ.1.20 Wholesale sales, storage and distribution facilities including accessory retail sales, but excluding storage of flammable or hazardous materials. Outside storage shall be fenced and screened.
- ZZ.1.21 Truck and rail freight terminals, including warehousing.
- ZZ.1.22 Vehicle service and storage centers for trucks, watercraft, truck trailers, and miscellaneous motorized vehicles. Outside storage shall be fenced and screened.
- ZZ.1.23 Lumber yards, building, construction material suppliers and home improvement centers without outside storage.
- ZZ.1.24 Bottling works, food packaging and freezer plants.
- ZZ.1.25 Equipment reconditioning indoors on an impervious surface.

ZZ.2 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS any where in the zoning district.

The following uses may be permitted, subject to the conditions herein imposed for each use, the review standards of Article 16 and only after the review and approval of the site plan by the Planning Commission. (See Article 18 for applicable specific Requirements for Certain Uses, if any and Article 20 for site plan requirements.)

- ZZ.2.1 Motels, hotels, motor inns, cabin courts, bed and breakfast facilities, tourist lodging facilities and museums.
- ZZ.2.2 Gasoline service stations for sale of motor fuels, oil and minor accessories.
- ZZ.2.3 Car wash subject to waste water treatment conditions.
- ZZ.2.4 Sales, rental, and service centers for vehicles, watercraft, and/or motor homes and travel trailers, including new or used automobiles, motor bikes, bicycles, watercraft, ATV's, campers, snowmobiles, utility trailers provided:
 - ZZ.2.4.1 Ingress and egress to the use shall be at least sixty (60) feet from the intersection of any two streets.
 - ZZ.2.4.2 The arrangement of vehicles stored in the open shall be uniform, following the patterns established for off-street parking lots.
 - ZZ.2.4.3 No sales or display shall occupy any public street or road right-of-way; and, further, must be set back at least twenty (20) feet from the front property line.
 - ZZ.2.4.4 The use of a display model for a business office is permissible provided it is connected to sanitary and water facilities and approved by the County Health Department.
 - ZZ.2.4.5 emergency access routes must be maintained in the display area.
- ZZ.2.5 Hospitals
- ZZ.2.6 Businesses and restaurants with drive-through service.

PERMITTED USES SUBJECT TO SPECIAL CONDITIONS in the zoning district only when access is from a service road. Access shall not be off of Marlette Road in Otsego Lake Township and Mills Street in Corwith Township.

- ZZ.2.7 Retail uses over 100,000 sq. ft.
- ZZ.2.8 Offices and showrooms of plumbers, electricians, decorators or similar trades, with outdoor storage.
- ZZ.2.9 Rental shops with outdoor storage.
- ZZ.2.10 Nursery sales and garden supply centers with outdoor display areas.
- ZZ.2.11 Lumber yards, building material suppliers, and home improvement centers, with outdoor storage.
- ZZ.2.12 Rifle or pistol ranges when within a completely enclosed building as an accessory use.
- ZZ.2.13 Auto repair garages or auto body shop, including wrecker service, provided that outdoor storage of vehicles under repair be confined to the rear yard and screened from view.
- ZZ.2.14 Sales, rental, and service centers for mobile home, modular home, manufactured homes, or farm equipment provided:
 - ZZ.2.14.1 Ingress and egress to the use shall be at least sixty (60) feet from the intersection of any two streets.
 - ZZ.2.14.2 The arrangement of vehicles stored in the open shall be uniform, following the patterns established for off-street parking lots.
 - ZZ.2.14.3 No sales or display shall occupy any public street or road right-of-way; and, further, must be set back at least twenty (20) feet from the front property line.
 - ZZ.2.14.4 The use of a display model for a business office is permissible provided it is connected to sanitary and water facilities and approved by the County Health Department.
 - ZZ.2.14.5 emergency access routes must be maintained in the display area.
- ZZ.2.15 Wireless Telecommunication Towers and Facilities one hundred ninety (190) feet or more in height. Permit criteria include Article 18.46.2.
- ZZ.2.16 Research, experimental, and development establishments.
- ZZ.2.17 Industrial Laundries subject to waste water treatment conditions.
- ZZ.2.18 Medical Laboratories
- ZZ.1.19 Public parking garages.
- ZZ.2.18 Unlisted property used if authorized under Article 18.44.

ZZ.3 Development Requirements

ZZ.3.1 Mechanical Equipment. All units and appliances for air conditioning, HVAC systems, high voltage electrical systems, exhaust pipes or stacks, elevator housing and satellite dishes or telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties, by using walls, fences, roofline elements, penthouse-type screening devices or landscaping. Outdoor wood burning equipment (stoves/furnaces) is prohibited.

ZZ.3.2 Services Access. A designated loading space shall be reserved at the rear of the building. The Planning Commission upon demonstration by the applicant that through traffic flow and access to neighboring uses will not be disrupted may permit loading from secondary streets.

ZZ.3.3 Landscaping. Landscaping is an integral part of this district and shall compliment the district and surrounding uses. Landscaping shall comply with the provisions elsewhere in this ordinance.

ZZ.3.4 Sidewalks. The property owners shall provide sidewalks. Sidewalks shall conform to placement and level of adjacent neighborhood sidewalks or be located one (1) foot inside the street right of way along all streets abutting the property. Sidewalks shall be a minimum of sixty (60) inches wide, or the width of adjoining sidewalks as approved during site plan review. Greater width may be required during site plan review. Sidewalk sections shall be repaired or replaced when they are deemed hazardous. Such repair or replacement shall be completed within fourty five (45) days of written notice.

ZZ.3.5 Parking requirements Parking areas in this district shall follow the Parking requirements found elsewhere in this ordinance. Article 18.27.

ZZ.3.5 Lighting requirements Lighting shall follow the Lighting requirements found elsewhere in this ordinance. Article 18.19.

ZZ.3.6 Street Scape Requirements Street Scape shall be compatible with other Street Scape in the area as determined by the Planning Commission.

ZZ.3.6 Private Road Requirements Private Roads in this zoning District shall meet the following requirements:

1. Private Roads shall be on an eighty (80) foot right of way.
2. Private Roads shall be constructed of hard surface to support the traffic of the district.
3. Private Roads shall have road signs at each intersection following the requirements of Otsego County.
4. Private Road access shall receive Planning Commission approval taking into consideration distance between accesses, sharing of accesses, distance from an intersection, and traffic volume projected for the area.

Article 14 Setback requirements for this District

ARTICLE 14 SCHEDULE OF DIMENSIONS (updated 1-2011)

14.1 Table 1 - LIMITING HEIGHT, DENSITY, AND AREA BY ZONING DISTRICTS (See also Article 18.1 Accessory Buildings and Article 19 General Exceptions for Area, Height, and Use)

Zoning District	R1 & R2	R3	RR	FR & AR	Reserved for future use	Reserved for future use
Min. Lot Area (Sq. feet)	20,000 .46 acre	40,000 .92 acre	20,000 .46 acre	88,000 2.02 acre		
Min. Front Setback (b)(j)	25 ft	25 ft	25 ft	50 ft		
Max. Front Setback	NA	NA	NA	NA		
Min. Side Setback	10 ft	10 ft	10 ft	20 ft		
Min. Rear Setback	30 ft (a, h)	30ft (a, h)	30 ft (a, h)	40 ft (a)		
Min. Lot width (k)	100 ft 150 ft Duplex	100 ft	100 ft	150 ft AR 300 ft Duplex		
Max. % lot coverage	25%	25%	25%	30%		
Max. Building height (l)	35 ft (g)	35 ft (g)	35 ft (g)	35 ft (g)		
Min. Ground Floor area of principal structure (Square feet)	720 (i)	720 (i)	720 (i)	720 (i)		
Min. Width of principal structure	20 ft (i)	11ft (i)	20 ft (i)	11 ft (i)		

Zoning District	B1	B2	B3	I		
Min. Lot Area (Square feet)	10,000	10,000	20,000	40,000		
Min. Front Setback	30 ft (e)	30 ft (e)	30 ft (e)	30 ft (e)		
Max. Front Setback	NA	NA	NA	NA		
Min. Side Setback	10 ft (c)	10 ft (c)	10 ft (c)	10 ft (c)		
Min. Rear Setback	20 ft (a, d, f)					
Min. Lot width (k)	100 ft	100 ft	100 ft	150 ft		
Max. % lot coverage	NA	NA	NA	NA		
Max. Building height (l)	35 ft (g)	35 ft (g)	35 ft (g)	35 ft (g)		
Min. Ground Floor area principal structure (Square feet)	NA	NA	NA	NA		
Min. Width of principal structure	NA	NA	NA	NA		

Minimum front, side and rear setbacks, and maximum lot coverage modifications of up to 25% may be approved by the Zoning Administrator for nonconforming lots, as described in Article 18.26.1 and 18.26.2.

- Note a: Lots within 500 ft. of lakes, ponds, flowages, rivers, streams: see Article 15, LOTS NEAR WATER.
- Note b: Where the front yards of two (2) or more principal buildings in any block, or within 500 feet in existence at the time of the passage of this Ordinance (or amendment thereto), in the same zoned district or the same side of the road are less than the minimum front yard setback, then any principal building subsequently erected on the same side of the road shall not be required to provide a greater setback than the average for the existing two or more principal buildings.
- Note c: On the exterior side yard which borders on a residential district, there shall be provided a setback of not less than twenty (20) feet on the residential side in B1, B2, B3 and Highway Commercial Interchange Districts.
- Note d: Loading and unloading space shall be provided in the rear yard in the ratio of at least ten (10) square feet per linear foot of front building wall. Loading space shall not be counted as required off-street parking. Loading zones may be located in other non-required yards if screened or obscured from view from public streets and residential districts.
- Note e: Off-street parking may be permitted in the front yard, except that a ten (10) foot wide landscaped buffer is maintained between the front lot line (or right-of-way line) and the parking area.
- Note f: No building shall be placed closer than forty (40) feet to the outer perimeter of such district or property line when said use abuts a residential district boundary.
- Note g: Subject to approval by the Planning Commission, the maximum height of buildings may be permitted to exceed the maximum stated in the Schedule by up to 50% in R1, R2, R3, RR, B1 and B2 Districts, and up to 100% in all other districts, provided that the applicant can demonstrate that no good purpose would be served by compliance with maximums stated, (as in the case of steep topography, a Planned Unit Development, or larger site); and further, there is no conflict with airport zoning height restrictions; fire safety is maintained subject to local fire authority approval; and the light, air and/or scenic views of adjoining property is not impaired. The Planning Commission and or Zoning Board of Appeals cannot allow a WTG height greater than allowed in Section 18.47 or a Wireless Telecommunication Towers and Facilities greater than the height allowed in the Zoning District PRINCIPAL USES PERMITTED or PERMITTED USES SUBJECT TO SPECIAL CONDITIONS. Also see Article 19 general Exceptions for Area, Height, and Use.
- Note h: Section 18.1 allows a rear setback of 10 feet for accessory buildings.
- Note i: The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in this Ordinance.
- Note j: In instances where the property is adjacent to a public right of way or ingress egress easement dedicated as permanent adequate access to 1 or more lots, the setback shall be measured from that right of way or ingress egress easement.
- Note k: Specific allowable uses have greater minimum lot widths as required in the Zoning District allowable use lists.
- Note l: Specific allowable uses have greater allowable heights as stated in the Zoning District allowable use lists, Article 18 and Article 19, Section 19.3 Height Limits, of this ordinance

18.18 Table I: Planning Buffer yard

(1-2011)

Boundary Zoning District	R-1	R-2	R-3	RR	FR	AR	B-1	B-2	B-3	MUZ MAIN STREET	MUZ TOWN CENTER	HIGHWAY INTERCHANGE	I INDUSTRIAL
PROPOSED DEVELOPMENT Zoning District:													
R-1	N												
R-2	B	N											
R-3	C	B	N										
RR	C	C	B	N									
FR	C	C	B	B	N								
AR	C	C	C	C	C	N							
B-1	B	B	B	B	B	B	N						
B-2	C	C	B	C	C	C	B	N					
B-3	C	C	C	C	C	C	B	B	N				
MUZ - Main Street	A	A	A	B	C	C	A	A	B	N			
MUZ - Town Center	A	A	A	B	C	C	A	A	C	A	N		
Highway Interchange	C	C	C	C	C	C	B	B	B	B	C	N	
I - Industrial	E	E	E	E	D	D	D	C	C	E	E	C	N

N = No Buffer yard required

SECTION 18.27 PARKING

There shall be provided in all districts at the time of erection or enlargement of any main building or structure or use, automobile off-street parking space with adequate access to all spaces.

- 18.27.1 Off-street parking for other than residential uses shall be either on the same lot or within four hundred (400) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot.
- 18.27.2 Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.
- 18.27.3 In the instance of dual function of off-street parking spaces where operating hours of uses do not overlap, the Zoning Board of Appeals may grant an exception by reducing the total number of spaces required.
- 18.27.4 The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited on required off-street parking lots.
- 18.27.5 Residential off-street parking spaces shall consist of a driveway, parking strip, parking bay, garage, carport, or combination thereof.
- 18.27.6 The parking or storage of any commercial motor vehicle shall be prohibited in any R1, R2 or RR District, or in any residential area with lots of 20,000 sq. ft. or less. See definition of commercial motor vehicle.
- 18.27.7 For the purpose of computing the number of parking spaces required, the definition of USABLE FLOOR AREA shall govern unless otherwise stated.
- 18.27.8 For those uses not specifically mentioned in the Off-street Parking Schedule, requirements for off-street parking facilities shall be in accord with a use which the Board of Appeals considers as being similar in type.
- 18.27.9 Entrance drives to the property and off-street parking area shall be no less than twenty-five (25) feet from a street intersection (measured from the road right-of-way) or from the boundary of a different Zoning District. A greater distance may be required by the Planning Commission if the lesser distance would cause a traffic issue.

18.27.10 Off-street Parking Schedule

The minimum number of off-street parking spaces required by use shall be in accordance with the following schedule:

MINIMUM PARKING SPACES REQUIRED

LAND USE	PER UNIT OF MEASURE
<u>Residential</u>	
Dwellings	2 per dwelling
Multiple-Family Dwelling	2 per dwelling
Elderly Housing	1 per 4
Rooming House, Fraternity, or Sorority capacity	1 per 2 occupants at maximum
Trailer Court	2 per unit
<u>Public and Quasi-public</u>	
Church or Temple	1 per 3 seats
Hospital	1 ½ per bed
Nursing Home	1 per 4 beds
Elementary, or Middle School or Junior High	1 per teacher, employee, and administrator, plus the requirements for auditoriums or gyms.
Senior High School	1 per teacher, employee, and administrator, plus one (1) for each 10 pupils or the requirements for any auditorium or stadium, whichever is greater
Colleges, University Centers or Tech Schools	1 per teacher, employee and administrator on the largest shift, plus one per each two students not residing on campus.
Membership Clubs	1 per 4 members, or 1 per 150 square feet of usable floor area, whichever is greater
Golf, or Swim Club	1 per 4 member families, plus 1 per employee, plus restaurant or bar parking requirements
Public Golf Course	4 per green or golf hole plus 1 per employee
Par 3 and/or Mini Golf	3 per hole or green
Racquet Club or Tennis House	4 spaces per court, plus 1 per employee
Sport Arena, Gym, or Stadium	1 per 3 seats
Theater or Auditorium	1 per 4 seats
<u>Commercial</u>	
Planned Shopping Center	1 per 200 square feet of usable floor area
Auto Wash – Automatic	5 per wash stall plus 1 per employee
Auto Wash – Automatic – Drive-in	one (1)space for each two employees.
Auto Wash - Self Service	One (1) per employee
Barber or Beauty Shop	1 per employee plus 1 per service chair
Dance Hall, Rinks or Assembly Building (no fixed seats)	1 per 3 persons at maximum capacity

Drive-in Business	1 per employee plus drive-in stalls and/or lanes to serve patrons
Banks	1 per 200 sq. ft. of usable floor area
Doctor or Dentist Office	1 per 50 sq. ft. of waiting room plus 1 per service chair
Business Office	1 per 200 sq. ft.
Billiard Hall	2 per game table
Bowling Alley	5 per lane
Taverns	1 per 100 sq. ft. of usable floor area
Restaurants	1 per 3 persons at maximum seating capacity
Drive-up or Drive-through uses (restaurant, banks, drug pickup, laundries, payment windows, or other drive-up service windows.	In addition to the required parking for the principal use, the Drive-through facilities requirement in Article 18 shall be followed.
Furniture, Appliances, Plumbers, Electricians Minor Repair Services	1 per 800 sq. ft. of usable floor area
Vehicle Service Station	2 per service stall, plus 1 per employee
Gasoline Convenience Store	1 per 300 sq. ft. of usable floor area
Laundromat	1 per 3 machines for washing
Funeral Home/Mortuary	1 per 200 sq. ft. of usable floor area
Motels, hotels, motor inns, cabin courts, bed and breakfast facilities, and tourist lodging facilities.	1 per 150 sq. ft. of usable floor area, the Planning Commission may reduce up to half if they reserve land for open space
Vehicle Sales	1 per 200 sq. ft. of showroom usable floor area
Retail Groceries	1 per 150 sq. ft. of usable floor area
Other Retail Stores	1 per 150 sq. ft. of usable floor area
Self Storage rental Units	1 per 10 units
Personal service establishments	1 per 100 sq. ft. usable floor area not otherwise specified
Museums	1 per 150 sq. ft. of usable floor area
Rental shops	1 per 200 sq. ft. of usable floor area in addition to a loading and unloading area; and a vehicle turnaround drop off area.]
Rifle or pistol ranges	2 per range plus 1 per employee
<u>Industrial</u>	
Manufacturing Shop	5 plus 1 per employee
Industrial Office or Research	1 ½ per employee
Warehouse and Wholesale	1 per employee, plus 1 per 200 sq. ft of any office space
Industrial laundries	5 plus 1 per employee
Medical laboratories	1 per 50 sq. ft. of waiting room plus 1 per employee

NOTES

- a. Sq. ft. refers to square feet of usable floor area unless otherwise stated.
- b. 1 unit per measure shall be interpreted to mean 1 per each unit, as 1 per "each" three persons.
- c. Space requirements are cumulative; hence, a country club may require parking for the golf use as well as restaurant or bar use.
- d. Employees refers to all permanent staff and part time equivalents in the largest working shift. Maximum capacity is the maximum occupancy permitted by applicable building, fire, or health codes.

18.27.11 Parking Area Design Standards

The layout of off street parking facilities shall be in accord with the following minimum requirements:

Parking Pattern	Maneuvering Lane width	Parking Space width	Parking Space length
Parallel	12 ft	8 ft	23 ft
30-53°	12 ft	9 ft	20 ft
54-74°	15 ft	9 ft	20 ft
75-90°	20 ft	9 ft	20 ft

All spaces shall be provided access by maneuvering lanes. Backing directly onto a street shall be prohibited. Adequate ingress and egress to a parking lot by means of clearly defined drives shall be provided for all vehicles. Ingress and egress to a parking lot lying in an area zoned for other than residential use shall not be across land zoned for residential use. Each entrance and exit to and from any off street parking lot located in an area zoned for other than residential use shall be at least 25 feet from adjacent property located in any residential district.

Buffer yards shall be required per standards set by Section 18.18. A buffer yard without buildings shall be required not less than 10 ft. wide on the perimeter of all parking lots. Said buffer yard shall be used for landscaping, screening and/or drainage as required by this ordinance.

All parking areas containing 2700 square feet or more shall provide snow storage area. Snow storage shall be provided on the ratio of 10 square feet per 100 square feet of parking area. Parking area is calculated at 270 square feet per parking space. Snow storage areas shall be located in such a manner that they do not interfere with the clear visibility of traffic on adjacent streets and driveways

One street tree shall be planted adjacent to the public right-of-way for each twenty-four (24) lineal feet of frontage. Parking lots with more than two (2) parking aisles shall require landscaped areas of at least ten (10) square feet of interior landscaping for each parking space, interior being defined as the area within the perimeter of the paved surface. Landscaped areas shall be a minimum of 75 square feet with a minimum dimension of 10 feet. Interior landscape areas shall be designed so as to cause minimum interference with snow removal. Each interior landscape area shall include one or more canopy trees based on the provision of one tree per each 100 square feet of interior landscape area.

18.27.12 Federal and State requirements regarding handicapped parking and access shall apply.

18.27.13 Where the property owner can demonstrate that the required amount of parking is excessive, the Planning Commission may approve a smaller parking area, provided that the area of sufficient size to meet parking space requirements of this article is retained as open space and the owner agrees to construct the additional parking at the direction of the Planning Commission.

18.27.14 Parking lot cross-connections shall be used in addition to frontage roads or shared driveways, when in the opinion of the Planning Commission, cross-connections do not hinder traffic.

18.27.15 All parking in the Highway Interchange Commercial District shall be in the rear or side yard.

18.XX Drive-through facilities

For every building or use having a drive-through facility, the parking lot and driveways provided for such building shall comply with the following requirements:

18.XX.1 Sufficient stacking capacity for the drive-through facility shall be provided to ensure that queuing of vehicles does not extend into a street or alley. A stacking space shall be defined as a paved surface having dimensions of at least the (10) feet in width by twenty (20) feet in length.

18.XX.2 Stacking spaces shall be located so as to minimize conflicts with pedestrians and parking areas.

18.XX.3 The minimum number of required stacking spaces for specified uses shall be as follows:

Restaurant	Five (5) stacking spaces per servicing station
Financial institutions such as: Bank, credit union, savings and loan	Five (5) stacking spaces per servicing station
Laundry or dry cleaning establishment	Three (3) stacking spaces per servicing station
All other uses	Five (5) stacking spaces per servicing station
Carwashes, automatic	Five (5) stacking spaces per washing bay
Carwashes, self-service	Two (2) stacking spaces per washing bay

18.XX.4 The Planning Commission may require additional stacking spaces if it believes the required number would result in stacking occurring on streets or roadways.



Otsego County Planning Commission

Request to be placed on the Planning Commission Meeting Agenda

All requests for consideration to be on the agenda for a Planning Commission meeting not required by the Zoning Ordinance must complete this form and receive approval from the Planning Commission Chairperson.

Date of request: May 17, 2011
Organization/Name: NEMCOG / Otsego County Quality of Life Assessment
Presenter: Phil Alexander Title: Project Manager
Address: P.O. Box 724 Gaylord, MI 49734
Meeting date: June 20, 2011
Purpose: Inform the members of the Planning Commission of this project

Type of Presentation: Discussion

Approximate Length: 10-15 minutes

Pass out material*: One page overview, contact information, and www address

* Please have pass out material available for commissioners (12 copies/sets) at the Land Use Services office seven days prior to the meeting date.

Desired decision/action by Planning Commission: - Resolution of support
- Participation in project

Other interested individuals to be present:

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Signature of requestor/presenter: Phil Alexander

Return completed from to: Director of Land Use Services
1608 Cross Street
Gaylord, Michigan 49735

FOR OFFICIAL USE ONLY

Date received by Land Use Services: _____

Planning Commission Chairperson approval for placement on agenda: Randy Stiff
Signature of Chairperson

Date of approval: 5-19-2011



Otsego County Planning Commission

Request to be placed on the Planning Commission Meeting Agenda

All requests for consideration to be on the agenda for a Planning Commission meeting not required by the Zoning Ordinance must complete this form and receive approval from the Planning Commission Chairperson.

989-348-2920
Mark.jurkovich@kirtland.edu

Date of request: 12-10-2010

Organization/Name: _____

Presenter: MARK JURKOVICH Title: _____

Address: 1124 OLE DAM ROAD, GRAYLING, MI

Meeting date: PLEASE ADVISE

Purpose: PLEASE SEE ATTACHED LETTER FROM ME TO THE OCPC DATED 10-15-2010.

Type of Presentation: DISCUSSION OF WTG RESTRICTIONS

Approximate Length: 15 MINUTES TO 30 MINUTES

Pass out material*: YES, I WILL COMPLY WITH *

* Please have pass out material available for commissioners (12 copies/sets) at the Land Use Services office seven days prior to the meeting date.

Desired decision/action by Planning Commission: CONSIDERATION OF WTG RESTRICTIONS ACTION DETERMINED BY OCPC

Other interested individuals to be present:

Name: N/A Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Signature of requestor/presenter: Mark Jurkovich

Director of Land Use Services
1608 Cross Street
Gaylord, Michigan 49735

Return completed from to:

FOR OFFICIAL USE ONLY	
Date received by Land Use Services:	_____
Planning Commission Chairperson approval for placement on agenda:	<u>Randy Stults</u> Signature of Chairperson
Date of approval:	<u>6-9-2011</u>

Mark Jurkovich
1124 Ole Dam Road
Grayling, Michigan 49738
Phone 989-348-2920

Oct 15, 2010

Otsego County Planning and Zoning
Building Department
1068 Cross St
Gaylord, Michigan
Email mark.jurkovich@kirtland.edu

Greetings,

Subject: Wind turbine Generation, Otsego County

My interest in this issue rises from my job as an instructor at M-tec Gaylord. I am teaching a class on alternative energy. As part of our study we examined the zoning requirements for WTG in Otsego County.

We fully realize that you have full authority to regulate WTG (Wind Turbine Generator) activity in your locality. The WTG portion of the ordinance seems to have been very thoroughly developed and well written. In this letter we wish to raise concerns and perhaps receive direction from you about how the ordinance can be interpreted and what is its intent.

Our concern is that the WTG "Flicker" requirement of the ordinance (below) will prevent WTG development in Otsego County.

Otsego County: Shall be designed, sited and operated in such a manner to prevent flicker on any existing structures located off the property on which the WTG is erected. The owner and/or operator shall prohibit shadow flicker on any future lawfully constructed structure located off the property on which the WTG is erected.

I was not able to locate a definition of "Flicker" in the Otsego County ordinance.

Huron County is home to Michigan's largest commercial wind farm operations. Shadow Flicker in Huron County Ordinance is defined as: *"Shadow flicker means the visible effect when rotating turbine blades cast shadows on the ground and nearby structures causing the repeating pattern of light and shadow"*.

Huron County ordinance states only the following restriction about flicker for WECS (Wind Energy Conversion Systems) turbines:

C. AGE, BUS, & IND. Districts with WECSs above 80 feet in height are a permitted use after special use approval in agricultural, general business & general industrial districts, subject to the following standards:

Huron County 7. Shadow Flicker. The Planning Commission may require that the applicant conduct an analysis on potential shadow flicker at adjacent occupied structures. The analysis shall identify the locations of

shadow flicker that may be caused by the project and the expected durations of the flicker at these locations from sunrise to sunset over the course of a year. The analysis shall identify problem areas where shadow flicker may affect residents and describe measures that shall be taken to eliminate or mitigate the problems

A WTG casts a small shadow over a large area from sunrise to sunset each day. The sun's arc over the earth changes by around 30 degrees north to south (summer to winter) each year. The WTG will cast a shadow on land from East to West plus or minus 15 degrees for short periods each day and only during specific seasons of the year. The Otsego Ordinance requirement to prohibit flicker on any structure, at any time, for any duration seemingly make it impossible to operate a WTG in compliance of the Ordinance.

An airplane also causes a shadow as it passes overhead which is one flicker to the ground below. The Otsego County ordinance makes no allowance for even one flicker of a WTG. The ordinance places the WTG owner in violation of the ordinance even if the turbine is stopped and the stationary blade casts a shadow on a structure as the sun passes over head. We feel that the ordinance with respect to WTG will excluded wind development in Otsego County and that an opportunity for the public good is lost in this regulation.

Please help us to interpret and understand the scope and intent of WTG restrictions in Otsego County.

Thank you,


Mark Jurkovich

<http://www.otsegocountymi.gov/planning--zoning-89/>

<http://maps.google.com/maps?f=q&hl=en&geocode=&q=1066+Cross+St,+Gaylord,+MI&sl=45.020323,-84.672618&sspn=0.007478,0.015192&g=1066+Cross+St,+Gaylord,+MI&ie=UTF8&ll=45.045055,-84.669807&spsn=0.007474,0.015192&z=16&iwloc=addr>

<http://www.otsegocountymi.gov/uploads/1261509062Word-Document.pdf>

<http://www.otsegocountymi.gov/uploads/Wind-Turbine-Generator-Ordinance-Updated-03-09-10.pdf>

May 6, 2011

Mr. Joseph Ferrigan
Director Otsego County Land Services
1068 Cross Street
Gaylord, Mi 49735

Dear Mr. Ferrigan:

At its May 5, 2011 meeting, the Otsego Lake Township Planning Commission reviewed the proposed changes to the County Zoning Ordinance regarding mining operations and the location and screening of dumpsters. With regard to the dumpster changes, the planning commission felt the amount of proposed regulation was not excessive and did not recommend any changes. However with regard to the mining operations proposal, we recommend one change. The Commission would recommend that access roads be secured by a gate during non-operational hours.

Thank you for the opportunity to review the proposed changes to the Otsego County Zoning Ordinance.

Regards,

A handwritten signature in cursive script that reads "Kara Corfis".

Secretary
Otsego Lake Township Planning Commission

Cc: Randy Stults
Margaret Black

CHESTER TOWNSHIP
OTSEGO COUNTY
1737 BIG LAKE ROAD
GAYLORD, MICHIGAN 49735
989-732-5886

5-5-2011

Otsego County Land Use Services Dept.
Attn: Mr. Joe Ferrigan, Director
1068 Cross St.
Gaylord, Michigan 49735

Dear Joe,

At our regular township meeting held on April 12, 2011 the township board members reviewed the suggested revisions to the zoning ordinance related to Section 18.25 MINING, GRAVEL, SAND, CLAY, TOPSOIL, & MARL and agreed to all the changes you are suggesting for this section.

Our township board also reviewed the recommended changes to Article 18-18.42 TRASH RECEPTACLES & DUMPSTERS and all board members opposes the proposed changes to 18.42.1.1.1 Location, 18.42.1.1.2 Screen, and 18.42.1.1.3 Base. We all felt that the location should be allowed anywhere so that it is convenient especially in the winter months where snow and ice may make it difficult for the pick up of these dumpsters to be emptied without problems for the dumpster owner or sanitation company. If the owner of the dumpster has to pay more money to the sanitation company to get to these dumpsters in the bad weather then it causes a financial burden on the dumpster owner.

We all felt that screening should not be mandatory. Once again if people have to build a fence around these dumpsters and most of them would have gates on the front of them then the sanitation company comes to dump them they will charge more for the driver to get out their trucks to open the gates, possibly have to shovel snow and ice away to be able to pick up the dumpster and then close the gate it is going to cause a financial burden on the owner of the dumpster. I have confirmed this with Dave Matelski from Arrow Sanitation that it would in fact cost the owner of the dumpster more for dumping if these steps have to be taken.

We also discussed the base that you are suggesting and do not feel it should be made mandatory for people to have to spend the money on putting in a base when these dumpsters are welded with thick steel and do not leak. They may leak when they are picked up to be emptied but the ones that we have looked at inside had no holes and were tightly sealed. The plastic trash receptacles have a much great chance of leaking than dumpsters.

Your proposed changes could result in people not using dumpsters at all and then having to deal with garbage being left in bags which can be torn open by wind, animals etc. and then a real mess to look at. At least with businesses and private property owners the dumpsters are neat and clean and all enclosed and the garbage is put in them and everyone knows that they are there for a reason and we have not had one complaint from anyone about dumpsters in our township.

Our board made a motion at our meeting opposing the proposed changes to the Dumpster and Trash Receptacle zoning ordinance, article 18, 18.42. In our motion we also agreed to the proposed changes for Section 18.25 Mining, Gravel, Sand, Clay, Topsoil, and Marl. Motion Passed. All in favor.

Our planning commission met on Thursday, April 12th and they also agreed with the township board on both of these issues. We will happy to discuss this with you at anytime. Please do not hesitate to call.

Sincerely,



Lou Ann Olsen

Chester Township Supervisor

989-732-1484

Cc: Board Members

CHARLTON TOWNSHIP
OTSEGO COUNTY

P.O. Box 367 • Johannesburg, Michigan 49751 • Phone: (989) 731-1920 • Fax (989) 731-1070

To: Joe Ferrigan
Otsego County Land Use Services
1068 Cross St.
Gaylord, MI 49735

From: Ivan H. Maschke
Charlton Twp. Clerk

Dear Mr. Ferrigan,

At the regular May meeting of the Charlton Township Board held on May 9, 2011, there was discussion about the Charlton Township Planning Commission's stand on mining of gravel and other substances and on dumpster and trash receptacles. Keith Huff and Willard Brown were present at the meeting and presented the minutes of the last planning commission meeting which highlighted a letter from you wanting township input on the matter.

I've attached a copy of their minutes which states that there was no action taken on the mining issue and that they request that the portion in the ordinance regards to dumpster and trash receptacles be abolished. The board moved to accept the planning commission's recommendations.

Thanks for your time and consideration.

Sincerely,



Ivan H. Maschke
Charlton Twp. Clerk

Charlton Township Planning Commission regular meeting minutes April 13, 2011

Meeting called to order by chairman Mike Colosimo at 7:00 P.M.

Members present: Mike Colosimo, Robert Fleury, Walt Keskine, Willard Brown, and Keith Huff.

Wade Trim representative present: Mark Robinson. No other guests present.

Recited Pledge Of Allegiance.

Keith Huff moved to approve the minutes of our first public input meeting of 3-21-2011, supported by Robert Fleury, unanimously approved.

Willard Brown passed out copies of notice that will be posted for our next public input meeting that will take place on 5-11-2011.

We all received a copy of the planning commission's 2011 budget as adopted by the Charlton Township Board.

Mark Robinson updated us on what Wade Trim was working on and that they would have updated land use maps ready for our next public input meeting on 5-11-2011. The new land use maps will be with the new 2010 photography. Mark also said he would be e-mailing all of us items to review sometime in the next couple of weeks.

Reviewed letter from Joe Ferrigan (Otsego County Land Use Services) wanting township input on revision to two county ordinances that they were proposing changes to.

- 1) Mining, gravel sand, clay, topsoil, marl. After much discussion we decided to take no action on this ordinance change as it was submitted.
- 2) Dumpster and trash receptacle. Moved by Walt Keskine and supported by Mike Colosimo that we recommend that our Charlton Township Board request that this ordinance be abolished in its entirety, unanimously approved.

Meeting adjourned at 9:10 P.M.


Respectfully submitted by secretary Willard Brown

To: Otsego Land Use Services Department.

4-27-2011

Joe below are the comments from Elmira Township regarding proposed zoning Ordinance changes that you requested in your 3-25-2011 correspondence. Our Township board asked the Planning Commission to review and make comments within the 40 day period. If you must have them from our township board please let Township secretary Sue Schaedig know so that she can request extension and cover this again at regular board meeting 5-12-2011

Mining Ordinance Section 18.25 Review note Elmira Twp.

18.25.1.12 Applicant shall provide the approximate depth to water table at the site from existing records. If plans would include operations within 10 vertical feet of the water table a plan of operation to protection of that resource is required.

18.25.2.1 All operationsare worked out/abandon. To end first sentence ties it to wording in 18.25.4 for consistency.

18.25.3.8 Comment What is the noise level allowed and how is it measured and who regulates this aspect?

18.25.3.9 Strike first 6 words redundant Start Access routes.....vehicles.

Dumpster Review

18.42.2.1 b. 1st Option once word change of Than instead of that. No more than 24 hrs.

d. Dumpsters used for construction, remodeling, or reconstruction may be placed in front or side yards for up to 90 continuous days


Deane Hoffman
Chair
Elmira Twp Planning Commission

Zoning Ordinance change as recommended from the Dumpster Review Committee
July 2010 - Final Committee recommendations

Remove Trash Receptacles and dumpster from Landscaping and Screening sections of the Ordinance. (Joe will later)

Add to Article 2 – Definitions

Dumpster – A containment devise, with a capacity ^{than} greater than 120 gallons, designed for temporary & sanitary storage of solid waste with a closed lid.

Trash Receptacle – A containment devise, with capacity of 120 gallons or less, designed for temporary & sanitary storage of solid waste. less than

Add to Article 18 – 18.42 which is reserved for future use

18.42 TRASH RECEPTACLES and DUMPSTERS

18.42.1 Trash Receptacles and Dumpsters – Commercial

18.42.1.1 This section applies to all Dumpsters for businesses, commercial, industrial, and multi-family or shared residential use.

18.42.1.1.1 Location

- a. Dumpsters shall be located in the rear yard or side yard area behind the structure and shall meet the setback requirement of Article 14. The Planning Commission may approve other locations as part of a site plan approval.

18.42.1.1.2 Screen

- a. Dumpsters shall be screened from view from residential property.
- b. Dumpsters shall not be visible from any street used by the general public.

18.42.1.1.3 Base

- a. Dumpsters shall be located on a level, hard surface pad of 4 inches of packed apton stone, 4 inches of concrete or other hard surface material approved by the zoning administrator. Asphalt is not an acceptable material. The size of the pad shall be adequate to fit the size of the Dumpster.

18.42.1.1.4 Special requirements

- a. Dumpsters shall have an enclosing and working lid or cover that is maintained in the closed position. Construction sites do not need to meet this requirement.
- b. All material must be enclosed within the trash receptacle and/or dumpster.

— Aren't several already asphalt?
Are they not going to be in Code with asphalt?

**Zoning Ordinance change as recommended from the Dumpster Review Committee
July 2010 - Final Committee recommendations**

- c. Dumpsters may be allowed without meeting the location, screening and base requirements for up to 90 days.

18.42.2 Trash Receptacles and Dumpsters – Other than Commercial

18.42.2.1 Location

- a. Dumpsters shall not be located in the yard area in front of the dwelling.
- b. Trash receptacles shall not be placed or stored curbside or in the right of way no more than 24 hours prior to the scheduled pick up time.
[optional language for b. Trash receptacles may only be placed or stored curbside or in the right of way within 24 hours of the scheduled pickup time.]
- c. Dumpsters greater than eight (8) cubic yards capacity place on residential property shall meet the business, commercial, industrial, and multi-family or shared residential requirements for Base in 18.42.1.1.3 and Special requirements in 18.42.1.1.4.

House?
business or commercial
residential

Grandfathered -



Otsego
C O U N T Y
M I C H I G A N

Otsego County
Office of the County Administrator
225 West Main Street • Gaylord, Michigan 49735
989-731-7520 • Fax 989-731-7529

MEMORANDUM

To: Otsego County Planning Commission
From: John Burt, Otsego County Administrator
Date: Friday, June 1, 2011
Subject: Otsego County Salt Storage Building

The County of Otsego has been approached by the Otsego County Road Commission to build a salt storage building and an above-ground waste water storage tank at the Otsego County Road Commission Property. The property (# 010-016-200-055-00) is located at 669 McCoy Road, Gaylord. It contains 79.18 acres and is zoned I, Industrial. I am requesting your report and advice concerning the project per MCL 125.3861 Sec. 61 (2).

The Road Commission currently has one salt storage building that is currently restricted to only store salt used on State-controlled roads. The Road Commission has need of another building for the salt used on local roads. The proposed building would be 14,000 sq. ft. This new building will better enable the Road Commission to load salt on to trucks which will result in improved operating efficiency.

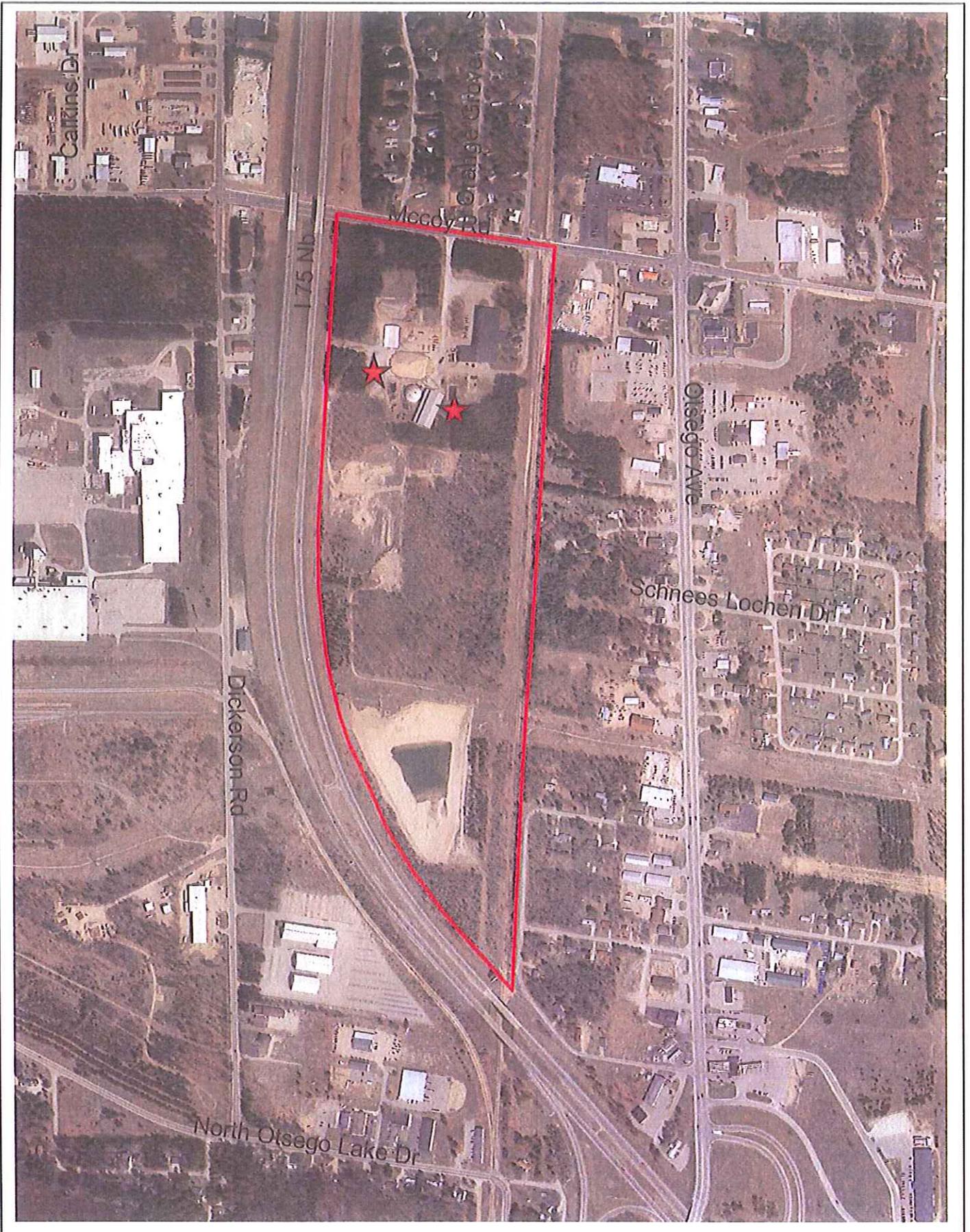
The Road Commission currently also has a lagoon storage system for its waste water from its operations at the main Road Commission facility. The MDEQ (Michigan Department of Environmental Quality) has requested the Road Commission to build an improved system that is more environmentally friendly. The Road Commission proposes to build a 15,000 gallon above-ground storage tank which will allow them to eliminate the existing lagoon system. In addition to the salt storage building and the above-ground storage tank, there will be related earth work and hot mix asphalt pavement.

I have enclosed a preliminary cost-breakdown for the project, along with two aerial photos showing the property and proposed location of new construction. Please let me know if you have any questions.

Respectfully,

John Burt

Enclosure(s)



Otsego County Road Commission

Scale: 1" = 700'





Otsego County Road Commission

Scale: 1" = 300'





WADE TRIM

P.O. Box 618, Gaylord, MI

989.732.3584

Table 1
Preliminary Engineers Estimate
Otsego County Road Commission
2011 Salt Storage Building

<u>Buildings</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Amount</u>
Proposed Salt Storage Building	1 Each	\$785,000	\$785,000
New Electrical Service	1 Each	\$15,000	\$15,000
<u>Site Work</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Amount</u>
Clearing	0.25 Acre	\$6,000	\$1,500
Relocate Gas Main	1 Each	\$16,000	\$16,000
Catch Basin	2 Each	\$2,500	\$5,000
12" Diameter CMP Storm Pipe	600 LF	\$30	\$18,000
6" PVC pipe	800 LF	\$20	\$16,000
Earthwork	400 CYD	\$5	\$2,000
Relocate Gravel Access Drive	1,200 SYD	\$8	\$9,600
New Asphalt Pavement	1,400 SYD	\$60	\$84,000
15,000 Gallon Above Ground Storage Tank	1 Each	\$50,000	\$50,000
Light pole removal/relocate	1 Each	\$2,500	\$2,500
Topsoil, Seed and Mulch	2,000 SYD	\$2	\$4,000
			Sub Total \$1,008,600
			Design/Construction Engineering (5%) \$50,430
			Legal, Administrative & Contingencies (10%) <u>\$100,860</u>
			 Grand Total \$1,159,890

Livingston Township Notice of Intent to Update Township Master Plan

Date: 5/19/2011

Livingston Township is updating its 2005 Master Plan. As required by MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008, notification is being sent to Otsego County and all adjacent townships, cities, villages, area utilities, and other entities to request cooperation and comment.

Prior to, and after adoption of the Master Plan, draft and final copies of the plan will be sent to all governmental units, as defined in the MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008, for review and comment. Utilities and railroads must request copies and in accordance with the planning act, only utilities and railroads may be charged for photo copies and postage.

In accordance with P.A. 33, the township intends to transmit draft and final copies of their Master Plan electronically, either on a CD or via email. If your community does not have the ability to receive the plan electronically, a printed copy can be transmitted. On the form attached to this letter, please indicate if you wish to have copies of the Master Plan sent electronically or by first class mail. *In order to minimize the expense of preparing large numbers of the draft and final plans, we are hopeful that adjacent governmental units will accept (per the Planning Enabling Act) the plan in electronic format, either on CD or via email.*

Please complete the attached form and return it to NEMCOG by mail or fax. You can also email the information on the form.

**NEMCOG
P.O. Box 457
Gaylord, MI 49734
989-705-3733**

FAX: 989-705-3729

Email: rlduell@nemcog.org

Thank you for your cooperation.
