

# Otsego County Planning Commission

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Minutes for August 15, 2011

**Call to Order:** 6:00 pm by Chairperson Stults

Pledge of Allegiance

**Roll Call:**

Present: Chairperson Stults, Secretary Borton, Mr. Hilgendorf, Mrs. Jarecki, Mr. Colosimo, Ms. Nowak, Mr. Klee, Mr. Hendershot, Mr. Mang

Absent: Vice-Chairperson Arndt, Mr. Hartmann,

Staff Present: Mr. Ferrigan

Public Present: Margaret Black, Erma Backenstose

Motion made to accept revised agenda by Mr. Borton; Seconded by Mr. Klee.

Motion approved unanimously.

**Consent Agenda:** None

**Approval of minutes from June 21, 2011:**

Corrections to the minutes are as follows:

Secretary Borton requested a spelling correction on page three (3) under **Unfinished Commission Business** changed from 'Lee Olsen stated..., **siting** room and expense.' to '**citing** room and expense.'

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

Motion approved unanimously.

**Other:**

Margaret Black: Presentation-Highway Interchange Commercial District

Working for about a year, the Otsego Lake Township Planning Commission revised the language relating to Otsego County's Master Plan concerning the Highway Interchange Commercial District.

Chairman Stults recommended Mr. Ferrigan review the language and give his expertise concerning how it relates to the current Zoning Ordinance, specifically Article 14 Schedule of Dimensions and Article 18 Specific Requirements For Certain Uses and present a written report to the Planning Commission.

**Public participation for items not on the agenda:** None

**Unfinished applicant business:** None

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## **Public Hearing:**

Otsego County Capital Improvement Plan 2012-2017

Committee Members: John Burt; Chairman, Paul Beechnau, Ken Arndt, Randy Stults, Joe Ferrigan

John Burt requested information from various departments and units of Otsego County to incorporate their plans for projects that meet the definition of a capital improvement. The proposed projects are as follows:

Gaylord Regional Airport Snow Removal Equipment Building

Information Center Purchase

Louis M. Groen Nature Center

Otsego County Road Commission Road Projects:

Poquette Road

East Sturgeon Valley Road

Camp Ten Road

Otsego County Emergency Medical Services Building Addition

Otsego County Library Building Expansion

Otsego County Jail New Construction

Gaylord Property Acquisition

Gaylord Regional Airport Taxi lane Rehabilitation

Appendix A: Project List

Appendix B: Otsego County Road Commission Approved Salt Storage Building Project

Appendix C: University Center Science Center Withdrawal

Public Hearing: Opened at 6:20 pm

No public comment

Public Hearing: Closed at 6:21 pm

## **New Business**

The Planning Commission discussed the acquirement of the Louis M. Groen Property. It is approximately 800 acres formerly known as Echo Valley Ranch, located in Johannesburg and will be deeded over to Otsego County in the near future. The property maintenance and upkeep will be funded by a Trust Fund with monies available upon transfer of ownership to update and install needed items before opening to the public. The County will create a Master Plan concerning the property's current and future uses. A more detailed description of the property will also be added.

Motion made to approve the Otsego County Capital Improvement Plan 2012-2017 as amended by Ms. Nowak; Seconded by Mr. Hilgendorf.

Motion approved unanimously.

Motion made for Chairperson Stults to provide the required report to the Board of Commissioners by Mr. Hendershot; Seconded by Mrs. Jarecki.

Motion approved unanimously.

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## **Unfinished Commission Business:**

### 1. Proposed new language regarding dumpsters

Mr. Ferrigan made changes to the Zoning Ordinance language regarding dumpsters and presented to the Planning Commission. Mr. Mang commented on 18.18.5 and suggested including ‘*outside trash receptacles and loading docks*’ as part of the ordinance. Mr. Ferrigan stated it was covered under 18.42 Trash Receptacles/Dumpsters. After discussion, Mr. Mang referred it to Mr. Ferrigan.

Another concern of Planning Commission members was the set back requirements of commercial trash receptacles around residential areas. Mr. Ferrigan suggested adding another provisions under 18.42 requiring additional set backs during Site Plan Review if needed. He also stated he preferred to keep like items together and suggested adding both concerns under 18.42 Trash Receptacles/Dumpsters.

Chairperson Stults requested Mr. Ferrigan rework the items discussed and bring the revisions back to the Planning Commission for review. He suggested he work with a couple Commission members for input by email. He also suggested sending the revisions back to the Townships for additional comments.

### 2. Discussion on Mining

Mr. Ferrigan stated he is still unclear as to how much enforcement of restoration is enough because of the length of the mining project, the growth of trees and underbrush and the current language of the Ordinance. He stated his concerns about the placement of the berm.

Mr. Ferrigan presented his revisions of Section 18.25 Mining, Gravel, Sand, Clay, Top Soil, Marl and suggested adding requirements to the application process detailing the project indicating items such as size of operation, phases with end dates, and a rehabilitation plan for reclamation to prevent future restoration problems. He stated he wanted the language to be clear for future Planning Commissions.

Chairperson Stults requested Mr. Ferrigan modify the points discussed and bring the revisions back to the Planning Commission to be presented to the Board of Commissioners along with a recommendation of fees.

## **Reports and Commission Member’s Comments:**

Mr. Colosimo stated that Charlton Township is planning a public hearing next month for their proposed Master Plan and expects to have a document in place by the end of the year. He will make sure the Planning Commission receives a copy of the Draft Plan.

Mr. Hendershot stated his training was informative and went well.

Mr. Mang stated Livingston Township is still working on updating its Master Plan and also a survey questionnaire to be included on the County website.

Mr. Ferrigan stated the renovations at the Cross St building were ninety percent (90%) complete. He also stated the convenience of having the Planning Commission and Zoning Board meetings there.

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Motion made to change the Planning Commission meeting place to the building at 1066 Cross St by Mr. Hendershot; Seconded by Mr. Colosimo.

Motion approved unanimously.

**Adjournment:** 8:31 pm by Chairperson Stults.

Christine Boyak-Wohlfeil, Recording Secretary

Ken Borton, Planning Commission Secretary