

# Otsego County Planning Commission

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Minutes for February 28, 2011

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

Pledge of Allegiance

**Roll Call:**

Present: Mr. Arndt, Mr. Borton, Mr. Hilgendorf, Mrs. Jarecki, Mr. Colosimo, Ms. Nowak, Mr. Klee, Mr. Mang, Mr. Hendershot

Absent: Mr. Hartmann, Mr. Stults

Staff Present: Mr. Ferrigan

Others Present: John Burt, County Administrator, Haider Kazim, County Attorney

Public Present: Eleven (11) members of the public

Mr. Hartmann arrived 6:05 pm

**Consent Agenda:**

Dumpster Committee information deferred to another meeting. Consent agenda approved.

**Approval of minutes from January 17, 2011:**

Motion made to approve minutes by Mr. Hartmann; Seconded by Mr. Hilgendorf.

Motion approved unanimously.

**Other:** None

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

**Unfinished applicant business:** None

**Public Hearing:**

Otsego County Animal Control Facility:

Property located 256 Fairview St, Gaylord, MI-Part of Section 28, T31N R3W/080-028-400-045-09.

Mr. Burt stated that after looking at multiple existing sites, building a new facility was more cost effective and the property at 256 Fairview is an ideal location. Funding for the project is coming from a Special County Millage, for the Animal Control Facility usage only.

Plans were available for viewing.

Public Hearing: Opened at 6:05 pm

No public comment.

Public Hearing: Closed at 6:08 pm

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Mr. Mang spoke of the commonly accepted definition of a kennel differing from the definition of a kennel in the Zoning Ordinance. The Zoning Ordinance limits a “kennel” to a commercial facility. Using the common definition of kennel, the township passed a motion suggesting that the Zoning Board of Appeals may need to make a ruling regarding a dimensional variance.

Mr. Kazim, the County’s legal counsel, referred to B3 Zoning District Ordinance 12.1.8-Community service facilities-offices operated through public funds and 12.1.22-Veterinary hospitals, clinics with *indoor kennels*. Determining the facility did not specifically fall under either of these, he referred to the County’s Animal Control Ordinance as being clearer in defining an animal shelter and its use. The proposed facility and funding do fall under this.

Mrs. Jarecki voiced concerns about some of the lighting fixtures being in the easement. This will be looked into further and changed on the drawings if needed.

Mr. Mang had comments from the Livingston Township Planning Commission members as stated in their motion.

The Township would like to include:

1. PVC picket fencing installed along the south and west side of the enclosure to provide greater screening instead of chain-link.-Already changed on revised drawings
2. Blue spruce trees planted along west side as buffers in place of the deciduous trees on landscaping plan.-Will be taken into consideration and left to the landscape contractor
3. Lessen the number of parking spaces from twenty-five (25) to possibly fifteen (15).-Will be deferred to Animal Control as to their needs
4. Some type of signage be added to the building.-Mr. Burt stated a sign would be added to comply; Mr. Kazim stated a sign was not mandatory for approval
5. State the total number of acres.-Already added to revised site plan
6. Indicate the area of lighting illumination.-Already added to revised site plan

After the withdrawal and discussion of a motion made by Mr. Borton; Seconded by Mr. Klee a new motion made by Mr. Borton; Seconded by Mr. Klee and is as follows:

After holding the required public hearing and conducting the site plan review of the Otsego County Planning Commission Case #SPR 11-001 and finding the proposed site plan to be in compliance with the requirements with the Otsego County Zoning Ordinance I move that Case #SPR 11-001 be approved with the following suggestions:

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The Planning Commission recommends that the County consider the following:

1. Placing blue spruce trees along the west side for screening
2. Determine if all twenty-five (25) parking spaces are necessary
3. Placing a sign identifying the facility that complies with County ordinance

Motion approved unanimously.

Mr. Ferrigan read aloud from County Ordinance Number 2011-1 adopted by the Otsego County Board of Commissioners February 22, 2011, pertaining to the organization of a Planning Commission, and came to the conclusion that Mr. Borton could remain as Planning Commission secretary.

Mr. Arndt discussed a draft of the new Zoning Ordinance concerning Adult Foster Care regulating facilities over six (6) persons; Still in progress.

**Reports and Commission Member's Comments:** None

**Unfinished Commission Business:** None

Motion was made by Mr. Hilgendorf to close meeting; Seconded by Mr. Borton.

**Adjournment:** 7:07 pm by Vice Chairman Arndt

Christine Boyak-Wohlfeil, Recording Secretary

Ken Borton, Planning Commission Secretary