

# Otsego County Planning Commission

Approved Minutes for January 19, 2015

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

Pledge of Allegiance

**Roll Call:**

Present: Chairperson Hartmann, Mr. Borton, Mr. Hilgendorf, Mr. Arndt, Mr. Brown, Ms. Nowak, Mr. Klee, Mr. Hendershot, Mr. Mang

Absent: Vice-Chairperson Jarecki, Ms. Corfis

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

Public Present: John Ernst

Chairperson Hartmann congratulated Mr. Borton on his appointment as Otsego County Board of Commissioners chairperson.

**Consent Agenda:** None

**Approval of minutes from:** December 15, 2014

Motion made to approve minutes as written by Mr. Borton; Seconded by Mr. Brown.

Motion approved unanimously.

**Other:** None

**Public participation for items not on the agenda:**

Mr. Ernst stated activity at the Wolverine Power site consisted of soil boring only, no earth was being moved. Workers were trying to ascertain the consistency of the soil to evaluate the settling under the weight of the structure for foundation safety.

**Public Hearing:**

*Otsego County Zoning Ordinance Proposed amendment  
PZ15-001-proposed language to Article 7 RR/Recreation Residential Section 7.2 Permitted  
Uses Subject to Special Conditions  
Section 7.2.3 Private, ~~non-profit~~ recreational areas and facilities.*

Chairperson Hartmann stated the scheduled public hearing concerned a proposed business *for profit* in Elmira Township.

*Public Hearing Open:* 6:07 pm

Chairperson Hartmann opened the public hearing stating the response from townships was favorable to the amended language except for two (2), Chester Township and Otsego Lake Township.

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Ms. Nowak, Chester Township representative, questioned the wording stating they had interpreted the section as eliminating all non-profit business with the deletion of the two (2) words. They felt it should be open to both types of business.

Chairperson Hartmann stated he believed the intent was to allow both privately owned, profit or non-profit in the zoning district by eliminating the words '*non-profit*'.

Ms. Corfis, Otsego Lake Township representative was not in attendance.

Chairperson Hartmann closed the public hearing.

*Public Hearing Closed:* 6:11 pm

## Advertised Case:

*Otsego County Zoning Ordinance Proposed amendment  
PZ15-001-proposed language to Article 7 RR/Recreation Residential Section 7.2 Permitted  
Uses Subject to Special Conditions  
Section 7.2.3 Private, ~~non-profit~~ recreational areas and facilities.*

Motion made to recommend the deletion of the words *non-profit* from Section 7.2.3 as proposed per Article 7 RR/Recreation Residential, Section 7.2 Permitted Uses Subject to Special Conditions to the Otsego County Board of Commissioners by Mr. Hartmann; Seconded by Mr. Klee.

Motion approved unanimously.

## Unfinished Commission Business:

1. 2015 Objective List
  - a. Committee formation for Non-Conforming Structures language

Chairperson Hartmann presented the updated prioritized Objective List. He stated staff would put together proposed language to amend Article 21 concerning agricultural equipment auctions and also reclamation language to Article 23 Site Plan Review.

Chairperson Hartmann stated Elmira Township is continuing to work on the Multiple Use Zoning (MUZ) District and he was also gathering information on Large Tract Forestry. It would be presented when it was assembled.

Secretary Arndt stated he had previously worked on the subject of signs and private roads and would gather his files to see where everything stood.

Staff will also search files for any information related to the issues.

Secretary Arndt stated he would continue to work on the sign ordinance.

Chairperson Hartmann requested committee volunteers to propose language to Non-Conforming Structures pertaining to the rebuilding of a structure due to an 'act of God'.

Volunteers included:

Mr. Arndt	Mr. Klee
Mr. Hilgendorf	Mr. Hartmann

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A committee to work on the private road issue would be put together at a later date.

Mr. Mang stated he would get together with staff to work on language pertaining to Section 21.46 Wireless Communications next month.

Mr. Schlaud stated he would check the new EPA requirements concerning outdoor wood-fired boilers.

Motion made to approve the 2015 Objective List by Mr. Hilgendorf; Seconded by Mr. Mang.

Motion approved unanimously.

## 2. AR/Agricultural Resource, FR/Forest Recreation setback language

Mr. Schlaud presented Article 21 Section 21.1.4 concerning zoning ordinance compliance in the AR/Agricultural Resource Zoning District.

Discussion ensued.

A public hearing will be scheduled for the proposed language to Article 17/Schedule of Dimensions, AR/Agricultural Resource, FR/Forest Recreation residential setbacks at the Planning Commission meeting in March.

### **New Business:**

#### 1. 2014 Annual Report to Board of Commissioners

Mr. Hartmann presented the 2014 Annual Report to the Board of Commissioners; Commission members approved without objection.

Motion made to approve the 2014 Annual Report to the Board of Commissioners by Mr. Klee; Seconded by Mr. Arndt.

Motion approved unanimously.

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

#### 1. Otsego County Parks & Recreation report

Vice Chairperson Jarecki, Parks & Recreation representative absent.

#### 2. MSU Restrictions on Zoning Authority/Zoning Training

**Adjournment:** 7:15 pm by Chairperson Hartmann

Ken Arndt; Secretary

Christine Boyak-Wohlfeil; Recording Secretary