

Otsego County Planning Commission

Corrected Minutes for March 16, 2015

Call to Order: 6:00 pm by Vice-Chairperson Jarecki

Pledge of Allegiance

Roll Call:

Present: Vice-Chairperson Jarecki, Mr. Borton, Mr. Hilgendorf, Mr. Arndt, Mr. Brown, Ms. Nowak, Mr. Klee, Mr. Hendershot, Mr. Mang, Ms. Corfis

Absent: Chairperson Hartmann

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

Public Present: Nate Krommendyk/DTE representative, Randy Stults, John Ernst, Paul Slough

Consent Agenda: None

Approval of minutes from: January 19, 2015

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

Motion approved unanimously.

Other:

Nate Krommendyk, representative for DTE attended the meeting and informed the members of an upcoming project located at 117 Old State Rd in Otsego Lake Township. The property is owned by DTE and currently has an existing service station on site. He presented drawings of the proposed site and stated DTE was looking to interconnect two (2) lines, a twenty inch (20") gas line running east and west along Old State Rd and an eight inch (8") gas line (referred to as the Mackinaw line) running north and south along the east side of Old 27 South. The station will be in a fenced-in graveled area with its own drive. The purpose of the 'interconnect' will be to channel the larger line down to the smaller for potential distribution of natural gas to the Gaylord area and also to the north. They are looking to complete construction in 2016 and are currently working through the necessary permitting process.

Mr. Krommendyk stated the existing station currently puts together projects of this nature; parts come in, are constructed onsite and then moved. Its function is mainly office space and garage. He also stated there would be minimum noise and an occasional slight smell. He was questioned about the B3 zoning on the parcel, when it went into effect and stated he would look into it.

Public participation for items not on the agenda:

Mr. Stults stated when the Highway Interchange Zoning District was being added, a detail was overlooked in Article 17 Schedule of Dimensions. On the chart, the letter 'g' was added to the maximum building height for the HX district referring to 'note g' but was not added to the 'note' itself. It will be sent to townships for input.

Mr. Ernst stated a temporary gravel drive was added for the trucks to use in removing the marketable timber *at the Alpine Power Plant site*. He stated the generators had been ordered and once all the permits were in place, they would begin construction; probably May or June. He also stated he was told by the Otsego County

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Conservation District the term 'native', used in the Alternative Landscaping Plan when applying for the Special Use Permit, did not apply to non-evasive naturalized species as were depicted in the Plan. They were common to the area but not 'native' and he wanted to be sure the Planning Commission did not have any objections to the interpretation of the narrative. It was stated they did not and this was a minor amendment that could be approved by the Zoning Administrator.

Mr. Slough discussed the possibility of installing a one hundred twenty-eight foot (128') internet communication tower on property zoned AR/Agricultural Resource. A site plan would be submitted at time of application.

Public Hearing:

1. *Otsego County Master Plan*

Vice-Chairperson Jarecki opened the public hearing.

Public Hearing Opened: 6:38 pm

No comments; Vice-Chairperson Jarecki closed the public hearing.

Public Hearing Closed: 6:39pm

Advertised Case:

1. *Otsego County Master Plan*

Mr. Schlaud stated a letter had been received from the Charlevoix County Planning Commission and they reported no conflicts between the county plans had been found.

Motion made by Mr. Mang to recommend the revised updated Otsego County Master Plan dated December 21, 2014 to the Otsego County Board of Commissioners; Seconded by Mr. Arndt.

Motion approved unanimously.

Public Hearing:

2. *Otsego County Zoning Ordinance Proposed amendment
PZO15-002-proposed language to Article 17/Schedule Dimensions AR/Agricultural
Resource/FR/Forest Recreation setbacks*

Vice-Chairperson Jarecki opened the public hearing.

Public Hearing Opened: 6:41 pm

Mr. Stults stated in reference to 'note m' in the proposed setback language to the Schedule of Dimensions, the language needed guide lines for the Zoning Administrator to base his approval upon. It needed to be clear and not left open to interpretation.

Mr. Brown stated the Charlton Planning Commission thought the wording sent to townships gave the zoning administrator too much power and felt it should be revised.

Vice-Chairperson Jarecki stated if the wording was changed, it would have to go back to townships.

Vice-Chairperson Jarecki closed the public hearing.

Public Hearing Closed: 6:46 pm

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Advertised Case:

2. *Otsego County Zoning Ordinance Proposed amendment*
PZO15-002-*proposed language to Article 17/Schedule Dimensions AR/Agricultural Resource/FR/Forest Recreation setbacks*

Mr. Arndt suggested Mr. Brown make a motion so they could move forward.

Motion made by Mr. Brown to recommend to the Otsego County Board of Commissioners the proposed setbacks for AR/Agricultural Resource and FR/Forest Recreation zoning districts revising '*note m*' by eliminating the phrase '*Upon Zoning Administrator approval*' and also changing '*may*' to '*shall*'; Seconded by Mr. Hilgendorf.

Discussion ensued:

Mr. Schlaud stated he felt this needed to go back to townships because the language was significantly different.

Mr. Stults stated the wording needed to consider the Zoning Administrator's authority in the possible reduction of side setbacks and he also questioned if the setback change was supported in the Otsego County Master Plan; stating changes in zoning had to be supported in the Master Plan in order to be implemented.

Vice-Chairperson Jarecki questioned whether the Road Commission had a say in the matter.

Mr. Schlaud stated road-right-away was always taken into consideration for setbacks.

Mr. Arndt stated he felt the rewording was a substantial enough change to be sent back to townships for input.

Mr. Mang suggested withdrawing the motion on the table because the revised language needed to go back to townships and not the Board of Commissioners.

Mr. Brown withdrew his motion.

Mr. Brown made another motion:

Motion made by Mr. Brown to accept what was sent to townships except changing '*note m*' to read, 'Minimum front setbacks only for residential single family dwellings (SFD) shall be the same as defined in all other residential districts (R1, R2, R3 and RR)'; Seconded by Mr. Arndt.

Mr. Mang questioned the need to refer to the other residential districts and suggested amending the motion to state '...Minimum front setbacks only for residential family dwellings (SFD) shall be twenty-five feet (25')'; Seconded by Mr. Hilgendorf.

Motion approved unanimously.

Vice-Chairperson Jarecki suggested staff research the Master Plan to ensure consistency.

Motion made by Mr. Brown to send back to townships the revised wording for '*note m*', Article 17 Schedule of Dimensions as 'Minimum front setbacks only for residential single family dwellings (SFD) shall be twenty-five feet (25').'; Seconded by Mr. Hilgendorf.

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Motion approved by majority.

Unfinished Commission Business:

1. Agricultural Equipment Auctions-*Proposed language*

Proposed language was presented to the Planning Commission per the Zoning Board of Appeals decision concerning agricultural equipment auctions as a comparable use to livestock auctions.

Motion made by Mr. Mang to send the proposed language to townships for input; Seconded by Mr. Brown.

Motion approve unanimously.

2. Site Plan and Development/Reclamation plan/requirements-*Clarification*

Mr. Schlaud stated the reclamation plan requirement was already included in Article 23 Site Plan Review and staff was looking for clarification on the subject. It was listed on the objective list as an item to be reviewed.

After discussion it was decided to remove the item from the objective list.

New Business: None

Reports and Commission Member's Comments:

1. Otsego County Parks & Recreation report

Vice-Chairperson Jarecki reported Mrs. Groen had passed away and it ~~would~~ *could* be up to a year and a half before all Trust issues concerning the Groen property were settled. She stated activities were scheduled for the 2015 Spring/Summer season out at the Greon Nature Preserve. The Community Center was implementing new forms along with a sign-in procedure. The basketball court wooden floor had started to buckle again in a small area and it looked like an ongoing issue. She stated the Otsego County Park was going to purchase campground reservation software and were considering two (2) options.

2. Detroit Free Press article-Oil and Gas Drilling Issues /Zoning Training

Adjournment: 8:01 pm by Vice-Chairperson Jarecki

Ken Arndt; Secretary

Christine Boyak-Wohlfeil; Recording Secretary