

# Otsego County Planning Commission Special Meeting

Approved Minutes for November 3, 2015

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

Pledge of Allegiance

**Roll Call:**

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

Absent: Mr. Arndt, Mr. Hilgendorf, Ms. Corfis

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

Public Present: Todd Seidell, *Ponsse representative*, Niki Diehl, Garrett Diehl

**Approval of minutes from:** None

**Consent Agenda:** None

**Other:** None

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

**Public Hearing:**

*1. Ponsse North America Inc, owner has requested a Special Use Permit/Site Plan Review for vacant property located in Livingston Township*

*Expressway Ct/081-235-000-036-00*

*Expressway Ct/081-235-000-037-00*

*The property is located in a B3/Business, Light Manufacturing Zoning District*

*PZSU15-009-proposed use of the property is to construct a metal building to be used as a truck servicing facility, primarily for the logging industry.*

Chairperson Hartmann opened the public hearing.

*Public Hearing open:*

*6:02pm*

Todd Seidell, architect, Ponsse representative, stated Ponsse North America Inc was looking to build a facility in Gaylord and were currently operating a block away from the proposed site. He stated they manufactured logging equipment, serviced that equipment and this site would be a main service facility in this region of the country. He went on to say Ponsse is proposing to construct a seventy-five hundred square foot (7500) pre-engineered steel structure at the end of Expressway Court, much like the other structures in Card Commercial Park. There will be a small office and sales area but the facility will primarily service vehicles related to the logging industry; these were very unique vehicles used for logging and not the typical car or truck.

Mr. Seidell stated Ponsse has a five (5) year plan for expansion of their business projecting an increase in growth with the plant development in Grayling. They purchased both parcels at the end of Expressway Court for the potential of developing a complex of facilities. He passed around a rendering of the building and stated they currently had 5-6 employees with the possibility of more as the business grows; the building will be constructed

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on the parcel adjacent to the expressway with the second parcel left as is; parking areas will be graveled due to the large equipment being serviced; the site has city water but their own septic system, exterior lighting will be shielded around the perimeter of the building and they will work normal business hours.

Mr. Mang stated Livingston Township had recommended the special use but he was unable to attend that meeting. He had discussed the meeting with the Livingston Township Planning Commission chairperson and the planning commission felt the conditions had been met.

Chairperson Hartmann asked the public attending if there were any questions.

Niki and Garrett Diehl stated they lived on Meecher Road adjacent to the proposed site. They had small children and were concerned with the noise, the lights and the hours of operation but the issues had already been addressed.

Chairperson Hartmann closed the public hearing.

*Public Hearing closed: 6:20pm*

### **Advertised Case:**

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Chairperson Hartmann asked for input from planning commission members.

Mr. Mang questioned the landscaping and the buffer width between zoning districts.

Mr. Seidell stated there were existing trees along the west side of the site and to the north a twenty foot buffer was in place.

After discussion on the buffer width, Mr. Seidell stated a forty foot (40') buffer would be maintained.

Mrs. Jarecki questioned the number of parking spaces.

Mr. Seidell stated the site will be gravel covered so additional parking is not a problem.

Chairperson Hartmann questioned the truck wash bay.

Mr. Seidell stated the wash bay was basically a hose to rinse the vehicles prior to servicing; the water goes into a containment vessel and then pumped out.

Chairperson Hartmann requested a motion.

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Motion made by Mr. Mang to approve PZSU15-009 special use permit/site plan review as presented by Ponsse North America Inc with the condition of maintaining a forty foot (40') landscaped buffer area to the north between agricultural and residential zoning districts; Seconded by Mr. Hendershot.

Motion approved unanimously.

**Unfinished Commission Business:** None

**New Business:** None

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

**Adjournment:** 6:25pm by Chairperson Hartmann

Ken Arndt; Secretary

Christine Boyak-Wohlfeil; Recording Secretary