

Otsego County Planning Commission

Minutes 11-12-09 special meeting

1. **Call to order.**
2. **Pledge of Allegiance.**
3. **Roll call:**

Members present-Chairman Stults, Ms. Backenstose, Mr. Hilgendorf, Ms. Nowak, Mr. Klee, Mr. Mang Mr. Borton and Mr. Colosimo (arrived at 12:07)

Members excused- Mr. Arndt, Mr. Ernst, Ms. Jarecki

Staff present-Mr. Ferrigan

Public listed on sign in sheet: Duane & Vicki Cumper, Dick & Jan Bonarski, Ken & Sandra Hixson, Dayle & Marjean Navarre, Ken Hendrain, Todd Seidell , Matt Pruse, Joe Tiernan, Doug Breed

4. **Consent Agenda - None**
5. **Approval of minutes from past meeting: None**
6. **Other**

7. Chairman Stults: Are there any members of the public who wish to discuss items not on the agenda, there being none we will move on.

8. Public hearing: SUP Z09-227 a proposed resort consisting of up to seven small townhome style buildings, the resort will be within the confines of the existing golf course located at 4400 Championship Dr. (The Loon)

Matt Pruse, representing the Owners of the Loon, explained the detail of the proposed project, speaking to the potential addition of a golf school and the hosting of high profile golf events and increased home value of the existing homes surrounding the loon.

Mr. Pruse introduced Todd Seidell the project designer to answer any specific questions that members of the Planning Commission may have.

Todd Seidell: Gave a more detailed explanation of the construction of the proposed townhomes. Mr. Seidell addressed the gas well site and that he has had contact with the well owner and they will be maintaining 75' of clearance around the well. He has also been in close contact with the Otsego County Health Department and they are currently engineering the septic system.

Chairman Stults: are there any questions from the Planning Commission members at this time?

Mr. Klee: when do you intend to begin work on the project?

Mr. Seidell: immediately, our intentions are that if we are granted approval for the project we will begin construction this fall and be ready for opening in the spring of 2010.

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Chairman Stults opened the Public Hearing at 12:10pm

Jan Bonarski, I am a resident of one of the Loon Condominiums, Has concerns with where the existing Cart Barn and Maintenance Building are going to be relocated.

Mr. Seidell: explained to the members where the two existing buildings will be located.

Doug Moran, I live at the end of Tournament in one of the homes there. Had concerns about the water well and its location.

Joe Tiernan, I own the Condo directly across from where the cart barn is going to be relocated. Can you explain in a little more detail, exactly what I am going to be looking at?

Mr. Pruse: In terms of the cart barn, we have to open the berm up in order to get the building in, We are going to close it right back up and continue the berm all the way around with natural trees and shrubs, it is our intention to camouflage the cart barn.

Ken Hickson, I live on Invitational Drive we were the first owners in there. Spoke in opposition of the project.

Doug Moran, Todd could you elaborate on how the traffic is going to navigate through the course

Todd Seidell: It will use the existing roads past the club house onto an improved road to the new development.

Ken Hickson, which is the same route that they told the condo owners we could not use because of safety reasons.

Dayle Navarre: I think this is an ill conceived idea

Jan Bonarski, Has anybody addressed the wetlands

Todd Seidell: we have engaged Wade-Trim, they have identified all of the wetlands which is part of the permitting process.

Chairman Stults closed the Public Hearing at 12:29pm

Chairman Stults opened the proposed project to the Planning Commission members

Mr. Mang: Asked for a detailed explanation of where the existing buildings will be relocated.

Mr. Seidell explained to the Planning Commission members where the two existing building will be relocated.

Mr. Hilgendorf: Asked for an explanation regarding the upgrading of the road that will lead to the proposed project.

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Mr. Seidell: The road will be upgraded to a full 24' wide so two cars can pass by each other. Even though this is a private road and parking lot, we still base our design on County and State standards.

Mr. Mang: Can you explain the access to the new maintenance Building

Mr. Pruse: We will be expanding the current cart path

Mr. Mang: will the expanded cart path have any effect on the current putting green?

Mr. Seidell: It will go around it to the south.

Chairman Stults: How are you going to address the gas well that is located in the area of the proposed Townhomes?

Mr. Seidell: We are working with the oil well company; we will be screening it with landscaping materials.

Chairman Stults: What is the ownership of the current roads and the maintenance of them?

Mr. Pruse: My understanding that Championship drive is owned by the condo's and that the golf course has an easement for use of them

Chairman Stults: And that easement is for the entire golf course

Mr. Pruse: Yes

Chairman Stults: Are there any other deed restrictions proposed for these buildings? You are proposing that these buildings are for daily rental what would prevent you from selling them off as permanent housing?

Mr. Seidell: There would be a lot of hurdles to jump over to do that, separate septic systems, easements for water wells, the list goes on and on, to be frank the golf course becomes more valuable with accommodations as part of the course.

Chairman Stults: Is there any proposed lighting for the project

Mr. Seidell: Nothing more than standard residential lighting

Ms. Nowak: I want to be sure that someone is going to look into the traffic issues that the gentleman had earlier

Mr. Ferrigan: The proposed project has to comply with all of the requirements of the Otsego County Zoning Ordinance that apply to their project. We have an entire Article that deals with access management. They will have to comply with the requirements of Article 17. So indirectly the concerns have already been dealt with.

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The Planning Commission reviewed the nine general finding of facts (attached)

Motion by Mr. Mang to approve the nine general finding of facts

Support by Mr. Klee

Chairman Stults called for a roll call vote

Ayes: Mr. Klee, Mr. Mang, Mr. Borton, Chairman Stults, Ms. Backenstose, Mr. Hilgendorf, Mr. Colosimo, Ms. Nowak,

Nays: None / Motion Carries

The planning Commission reviewed the proposed finding of fact under Article 16 of the Otsego County Zoning Ordinance (attached)

Chairman Stults asked for a motion to approve the finding of fact under Article 16 of the Otsego County Zoning Ordinance

Mr. Hilgendorf: A motion to approve the finding of fact under Article 16 of the Otsego County Zoning Ordinance. (attached)

Mr. Klee: Support

Chairman Stults called for a roll call vote on the finding of fact under Article 16 of the Otsego County Zoning Ordinance

Ayes: Mr. Borton, Ms. Backenstose, Mr. Hilgendorf, Mr. Colosimo, Ms. Nowak, Mr. Mang, Mr. Klee, Chairman Stults

Nays: None / Motion carries

The Planning Commission reviewed the eight standards for special land use approval under Article 16 of the Otsego County Zoning Ordinance. (attached)

Chairman Stults asked for a motion regarding SUP Z09-227

Mr. Borton: A motion to approve SUP Z09-227 with the following conditions

1. We receive written storm water management plan
2. Provide a twenty-four foot wide private access road with proper stripping
3. Properly screen w/ landscaping the gas well located within the proposed project

Mr. Klee: Support

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Chairman Stults asked for discussion on the motion, there being none Chairman Stults called for a roll call vote

Ayes: Ms. Nowak, Ms. Backenstose, Mr. Hilgendorf, Mr. Colosimo, Mr. Mang, Mr. Borton, Mr. Klee, Chairman Stults

Nays: None / Motion carries

Meeting adjourned at 1:18pm