

# Otsego County Planning Commission

Approved Minutes for April 21, 2014

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

Pledge of Allegiance

**Roll Call:**

Present: Chairperson Hartmann, Vice-Chairperson Jarecki, Secretary Stults, Mr. Borton, Mr. Arndt, Mr. Hilgendorf, Ms. Nowak, Mr. Brown, Mr. Klee, Mr. Mang

Absent: Mr. Hendershot

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

Public Present: Leo Sensabaugh, Gary Lytle, Pam Lytle, Pat Russell, Tom Russell, Allen McKay, Tom Gouin, Bill Kern, Martha Kern, Mary Lou Luck, Nora Corfis, Susan LaVanway

Others Present:

**Consent Agenda:** None

**Approval of minutes from March 17, 2014:**

Mr. Klee state he had been absent at March's meeting.

Motion made to approve minutes as corrected by Mr. Hilgendorf; Seconded by Mr. Mang

Motion approved unanimously.

**Other:** None

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

**Public Hearing:**

*HX Highway Interchange District Zoning Map/Otsego Lake Township*

Public Hearing Opened: 6:03 pm

Mr. Schlaud read aloud the purpose of the public hearing for the Highway Interchange Zoning Map revision.

Secretary Stults stated the east boundaries of the proposed zoning district include the current commercial district; no residential properties are included in the revised Highway Interchange Zoning Map. He also stated the intent of the Highway Interchange Zoning District is to take advantage of the interchange off I-75 and develop commercial uses that can flourish because of the proximity of the interchange. It would also allow some uses that would normally not be found in the commercial district but because they are within a short distance, hopefully they would enhance the utilization of the property for commercial purposes.

Mr. Arndt asked if there were current uses that would be denied because of the zoning.

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Secretary Stults stated probably but there wouldn't be much that would be denied. He stated there are additional zoning districts in close proximity to the interchange.

Ms. Nowak asked why the previous properties were removed.

Secretary Stults stated when the Township held its public hearing for citizen input, the residential property owners stated they did not want their property rezoned. The Township decided to respect the owner's wishes and removed them from the new district.

Mr. Bill Kern, 11530 Hartwick Rd, questioned what the procedure was for making a future zoning change.

Secretary Stults stated the process for making a rezoning change would be the same as the current process for the Highway Interchange rezone. A fee would be paid, neighboring property owners would be notified of the request and a public hearing would be held.

Mr. Gary Lytle, 717 Marlette Rd, stated his property had originally been included in the new district and he had been opposed to it. He was not against progress but wanted the opportunity to build on his residential property.

Chairperson Hartmann stated the Township had already taken citizen input into consideration and the zoning map had been revised.

Secretary Stults stated there were no residential properties included in the Highway Interchange Zoning District.

Mr. Tom Gouin apologized for arriving late and questioned the purpose of the new zoning district.

Secretary Stults explained the process thus far as to adding a new district to the zoning ordinance along with the uses and the boundaries for that new district stating the County was at the end of that process with the zoning map boundaries.

Public Hearing Closed: 6:23 pm

## **Advertised Case:**

*HX Highway Interchange District Zoning Map/Otsego Lake Township*

Secretary Stults stated for the record:

- The proposed zoning district is a district included in the 2009 Master Plan, which is the current master plan for the County.
- The boundaries as proposed for the Highway Interchange District are within the proposed Future Land Use Map boundaries for the Highway Interchange District, also part of the 2009 Master Plan.
- There are written recommendations from the Otsego Lake Township Planning Commission and the Otsego Lake Township Board in support of the district.
- Petitions were received tonight supporting the revisions to the district map removing residential properties as gathered from the input received at the Township public hearing.

Motion made by Secretary Stults that the Otsego County Planning Commission recommends to the Board of Commissioners the adoption of the Highway Interchange Zoning District as presented on the map before us; Seconded by Mr. Mang. (*SEE ATTACHMENTS*)

Motion approved unanimously.

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## **Unfinished Commission Business:**

1. Otsego County Master Plan/Jim Hilgendorf/Committee meeting report

Mr. Hilgendorf stated the Committee had met and after discussion the Master Plan had been outlined and highlighted where changes needed to be made. The possibility of getting bids for all the statistical information to be updated would be discussed with John Burt, Otsego County Administrator.

The following motion from the Otsego County Master Plan Committee was read aloud:

Motion made by Mr. Stults to pursue an RFP to update the 2009 Otsego County Master Plan in conjunction with working with John Burt for funding and wording;  
Seconded by Mrs. Jarecki  
Motion approved unanimously by Committee.

Motion to approve made by Mr. Brown; Seconded by Mr. Arndt.

Motion approved unanimously.

2. Otsego County Parks & Recreation Plan update

Secretary Stults stated the Parks & Recreation Committee discussed the Community Center's basketball court wooden floor and starting May 14<sup>th</sup> a portion of the floor would be removed in search of the source of the moisture issue causing warping of the floor. The floor has been looked at by a floor installer and an engineer from the insurance company and the insurance company would cover the cost of removal to identify the problem but beyond that, things were unsure. A new floor will need to be installed, costing approximately \$70,000 plus the cost of remedying the moisture problem source.

The County Park will be in the clean-up process within the next two (2) weeks getting downed tree limbs and such picked up. He also stated the bids for the addition of two (2) cabins to the County Park had been formally rejected. The finance committee had been asked for a waiver of County policy in taking bids and it was granted. A manufacturer in Manton had been found offering favorable pricing on cabins, so it was decided to acquire the cabins through them. The cabins are 20x14, one (1) room with a sleeping loft and would be brought in, set up with electricity added. They would be installed and ready for renting by Memorial Day weekend.

## **New Business:**

1. Discussion/Joint meeting with ZBA members

Chairperson Hartmann brought up the discussion of doing a joint meeting with the Zoning Board of Appeals members.

Mr. Schlaud stated it was a definite possibility; a day and time needed to be set up.

Chairperson Hartmann said he would contact the ZBA chairperson and discuss a date.

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## Reports and Commission Member's Comments:

### 1. Michigan Inland Lakes Convention

Mr. Brown stated a three (3) day Michigan Inland Lakes Convention was being held at Boyne Mountain Resort and felt it was important training for the members. Attendance could be any one (1) day or all three (3); the prices were online and reservations could be submitted online also.

Secretary Stults stated the Highway Interchange Zoning District was finally complete after a long process and he thanked the people in the audience for participating in that process.

Mr. Brown spoke up and stated the setbacks for the Highway Interchange in Article 17/Schedule of Dimensions had not been brought back to the Planning Commission for approval. It had been sent back to Otsego Lake Township but had not come back to the County.

Secretary Stults stated he thought it had been acted on already and asked staff to research the issue.

### 2. General Information Guide for a Planning Commission or Zoning Board of Appeals/Zoning Training

**Adjournment:** 6:55 pm by Chairperson Hartmann.

Christine Boyak-Wohlfeil, Recording Secretary

Randy Stults, Planning Commission Secretary

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## Revised HX Highway Interchange Zoning Map

