OTSEGO COUNTY
PLANNING COMMISSION
January 16, 2017
6:00 PM

MEETING WILL BE IN THE PLANNING AND ZONING MEETING ROOM LOCATED AT 1322 HAYES ROAD

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MINUTES: From December 19, 2016 meeting
5. CONSENT AGENDA
6. OTHER
7. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA:
   (Please identify yourself for the record. All comments will be limited to two (2) minutes)
8. PUBLIC HEARING:

   Walter Moore, property owner, has requested a Rezone for property located in Bagley Township:
   60 Little League Dr
   Gaylord, MI 49735
   010-003-100-060-00
   Property is currently zoned R2/General Residential with a request to be rezoned to B2/General Business
   PZRZ16-001-proposed purpose of the rezone is to create consistency with adjoining properties and uses

9. ADVERTISED CASE:

   Walter Moore, property owner, has requested a Rezone for property located in Bagley Township:
   60 Little League Dr
   Gaylord, MI 49735
   010-003-100-060-00
   Property is currently zoned R2/General Residential with a request to be rezoned to B2/General Business
   PZRZ16-001-proposed purpose of the rezone is to create consistency with adjoining properties and uses

10. UNFINISHED COMMISSION BUSINESS

11. NEW BUSINESS

12. REPORTS AND COMMISSION MEMBER'S COMMENTS:
    1. Otsego County Parks & Recreation report/Judy Jarecki
    2. Climate Trends and Community Resilience/Zoning Information

13. ADJOURNMENT

Otsego County Planning Commission

Proposed Minutes for December 19, 2016

Call to Order: 6:00pm by Chairperson Hartmann

Pledge of Allegiance

Roll Call:

Present: Chairperson Hartmann, Vice Chairperson Jarecki, Secretary Arndt, Mr. Borton, Mr. Hilgendorf, Mr. Brown, Ms. Nowak, Mr. Klee, Mr. Caverson, Ms. Corfis

Absent: Mr. Bauman

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

Public Present: Ken Bradstreet, Wolverine Power representative, Joe Hughes, Wolverine Power representative, Bob & Sue Kenny, Gloria Torello, John Arevalo

Approval of minutes from: November 21, 2016

Motion made to approve minutes as presented by Mr. Brown; Seconded by Mr. Caverson

Motion approved unanimously.

Consent Agenda: None

Other:

Ken Bradstreet, Wolverine Power representative, stated the final sound testing had been completed on December 6th and the results issued and delivered to Land Use Services December 9th. The report had been prepared by David Hessler of Hessler Associates Inc, a very reputable company in the field of sound studies and acoustical testing as they were authors of the ANSI sound standards. Tests were conducted at four hundred feet (400') and fifteen hundred (1500') and the results of those tests fell below the stipulated measurements attached to the Special Use Permit. The results were actual measurements, not an average, and were done before the construction of the building insulating the gas valve intake was complete.

Joe Hughes, Wolverine Power representative, presented pictures of the Alpine Plant for perspective of improvements. He indicated the area enclosed previously and stated mufflers would be added in the near future to help deaden the sound further. He continued the Plant had recently slowed down production but could possibly pick up with the season. They were not aware of a specific start up time in advance; the Plant was fired up when MISO instructed them to do so.

Bob Kenny questioned the tree line behind his property, stating the land had been logged.

Mr. Hughes stated the trees in question were not on Wolverine property.

Gloria Torella questioned when the tree planting would take place.

Mr. Hughes stated they would begin their plan in the spring.

Ms. Torella questioned the point of contact should there be any other complaints.

Mr. Hughes stated he was the contact for Wolverine Power for any future complaints.

Mr. Schlaud stated he could be contacted as well.

Public participation for items not on the agenda: None

Public Hearing: None

Advertised Case: None

Unfinished Commission Business:

1. 2017 Objective List

Chairperson Hartmann stated the Executive Committee had met December 12th to discuss and prioritize the 2017 Objective List. A committee of Mr. Caverson, Mr. Hartmann and Land Use was formed to review Article 23/Site Plan Review and the committee to review Section 21.26/Non Conformities (Mr. Arndt, Mr. Hartmann, Mr. Hilgendorf, and Mr. Klee) was reconfirmed and encouraged to set a date to meet for review. The committee to review Section 21.38/Signs and Billboards (Mr. Arndt, Ms. Corfis, and Mr. Hartmann) set a date to meet January 10, 2017 9:00am at Land Use Services. There was discussion over items number five (5) Large Tract Forestry and six (6) Overlay District Pigeon River Zoning; legal counsel will be sought.

Chairperson Hartmann requested a motion for the objective list.

Motion made by Mr. Arndt to approve the 2017 Objective List as presented; Seconded by Mrs. Jarecki

Motion approved unanimously.

New Business:

1. 2017 Meeting Dates

The meeting dates for 2017 were presented and motion for approval was requested by Chairperson Hartmann.

Motion made by Mr. Brown to approve the 2017 Meeting Dates; Seconded by Ms. Nowak

Motion approved unanimously.

2. Tall Structure Permit/7730 Allen Rd –Verizon Tower

Discussion ensued concerning the three hundred foot (300') Verizon Tower constructed on Allen Rd and Camp Grayling's airspace. Land Use produced copies of the FAA approval for the site; any future issues would be between the state and the military.

Reports and Commission Member's Comments:

1. Otsego County Parks & Recreation report

Mrs. Jarecki, Otsego County Parks and Recreation Committee representative, stated the Co-ed Volleyball Leagues we under way and Bear Basketball had concluded at the Community Center; larger cabins would be purchased for the County Park and the smaller ones would be moved to another location; the foundations would be upgraded to eliminate the skunk issue experienced this past summer; the agreement with Wah Wah Soo was being resolved and the fence would be installed on the County property.

Ms. Corfis stated Otsego Lake Township had approved their Master Plan and the final copy would be distributed.

Mr. Hilgendorf stated the University Center was completely dissolved; Kirkland was now in charge of operations.

Mrs. Jarecki stated Corwith Township had received the grant monies applied for.

Mr. Arndt stated Bagley Township would be hearing the rezone case that had been sent to them this month; the December Board of Review had been held with the new supervisor and everything went well. Mr. Arndt questioned Mr. Borton concerning Bagley's contribution to the new trail,

Mr. Borton stated Bagley requested time to review the public's concerns; they will be holding a public hearing at Bagley Township Hall on January 4th at 7:00pm; the issue will be voted on January 9th. He also stated Judge Mertz would be moving his office to the County Courthouse building located on the second floor; the Otsego County Bus system was experiencing financial difficulty because of state funding and were loaned monies from the County; the riding fees would be increased from $3.00 to $4.00 in January and finally the ice tree would be up and functioning soon; it was being repaired and was having lights installed to illuminate it from within.

2. Signage - Michigan Billboard Cases/Zoning Information

Chairperson Hartmann adjourned the meeting.

Adjournment: 7:05pm by Chairperson Hartmann

Ken Arndt; Secretary

Christine Boyak-Wohlfeil; Recording Secretary

PROPOSED

OTSEGO COUNTY
PLANNING COMMISSION

PZRZ16-001
REZONE
010-003-100-060-00

Exhibit List

Exhibit #1: Application for case PZRZ16-001 submitted by Applicant

Exhibit #2: Otsego County Zoning Map Effective Date March 20, 2010/Amended September 2016

Exhibit #3: Otsego County Zoning Ordinance Effective March 20, 2010/Amended September 2016

Exhibit #4: Copy of Otsego County Equalization Department record card/Warranty Deed 1321/789

Exhibit #5: Site Plan for case PZRZ16-001 submitted by Applicant

Exhibit #6: Survey 188/496

Exhibit #7: Public Hearing Notice

Exhibit #8: Letter to Bagley Township Planning Commission dated December 5, 2016

Exhibit #9: Response from Bagley Township Planning Commission dated January 3, 2017

Exhibit #10: Map and list of parties notified

Exhibit #11: Receipt #01311541

Exhibit #12: Finding of Fact/PZRZ16-001

Exhibit #13: Otsego County Future Land Use Map

Exhibit #14:

.

OTSEGO COUNTY LAND USE SERVICES

1322 HAYES ROAD
GAYLORD MI 49735
PHONE: 989.731.7400 * FAX: 989.731.7419
www.otsegocountymi.gov

REQUEST TO REZONE APPLICATION

APPLICANT INFORMATION:

Name: Walter Moore	**Owner/Agent/Other** *(Circle One)*
Address: 2555 Allis Rd	
Phone: 989 732 9362	**Fax:** Same

PROPERTY OWNER INFORMATION: *(If Different from Applicant)*

Name: Walter Moore	
Address: 2555 Allis Rd	
Phone: 989 705 0911	**Fax:**

PROPERTY INFORMATION:

Address: 60 Little League Dr Gaylord		
Parcel Number: 010 - 003 - 100 - 060 - 00		
Acres: 1.6	**Current Zoning District:**	**Current Use:**
Requested Zoning: General Business	**Future Land Use Designation:**	

ATTACHMENTS: *Please submit the following items with the application*

- A Site Plan drawn to scale showing the following:
  - the entire parcel to be rezoned
  - adjacent roads and/or easements
  - existing and proposed curb cuts
  - existing improvements
  - existing and proposed utilities
  - adjacent uses and zoning districts
  - any unique natural features such as lakes, rivers, streams, wetlands, steep slopes…
- A copy of the deed(s) and an accurate legal description(s) of the parcel(s) to be rezoned.
- A statement of the consistency of the proposed rezone with the existing and future surrounding land uses and the anticipated impacts to the surrounding area with specific regard to traffic, infrastructure, environment, noise, public safety and visual considerations.

Signature of Applicant: W.E. Moore	**Date:** 10/17/16
Signature of Owner: *(If Different from Applicant)*	**Date:**

****Optional:* I hereby grant permission for members of the Township Planning Commission, Township Board, Otsego County Planning Commission and Zoning Administrator to enter the above described property for the purposes of gathering information related to the application.
****Note to Applicant:* This permission is optional and failure to grant permission will not affect any decision on the applicant.

Signature of Property Owner: W.E. Moore	**Date:** 10/17/16

******OFFICE USE ONLY******

Date Application Received: 10.20.16	**Permit No:** PZRZ16.001	**Fee:** $700	**Receipt Number:** 01311541

Exhibit 1

NME
ENGINEERING

11/08/2016

Attn: Otsego County Land Services

Re: Request to Rezone Application by Walter Moore for:
Parcel ID# 010-003-100-060-00 located at 60 Little League Drive Gaylord, MI 49735

This is to state that the proposed rezone of parcel # 010-003-100-060-00 as General Business would be consistent with the existing zoning and land use of parcels to the west and south according to the Otsego County Zoning Map. Both parcels directly east and across Little League Drive, are being used for commercial purposes. The parcel directly north and across M-32, is zoned C-2 within the City of Gaylord (see attached plan).

111. W MITCHELL ST SUITE B. GAYLORD, MI 49735

NMEnow.com

989 217 3177

Exhibit 1

PZRZ16-001
MOORE / REZONE
010-003-100-060-00

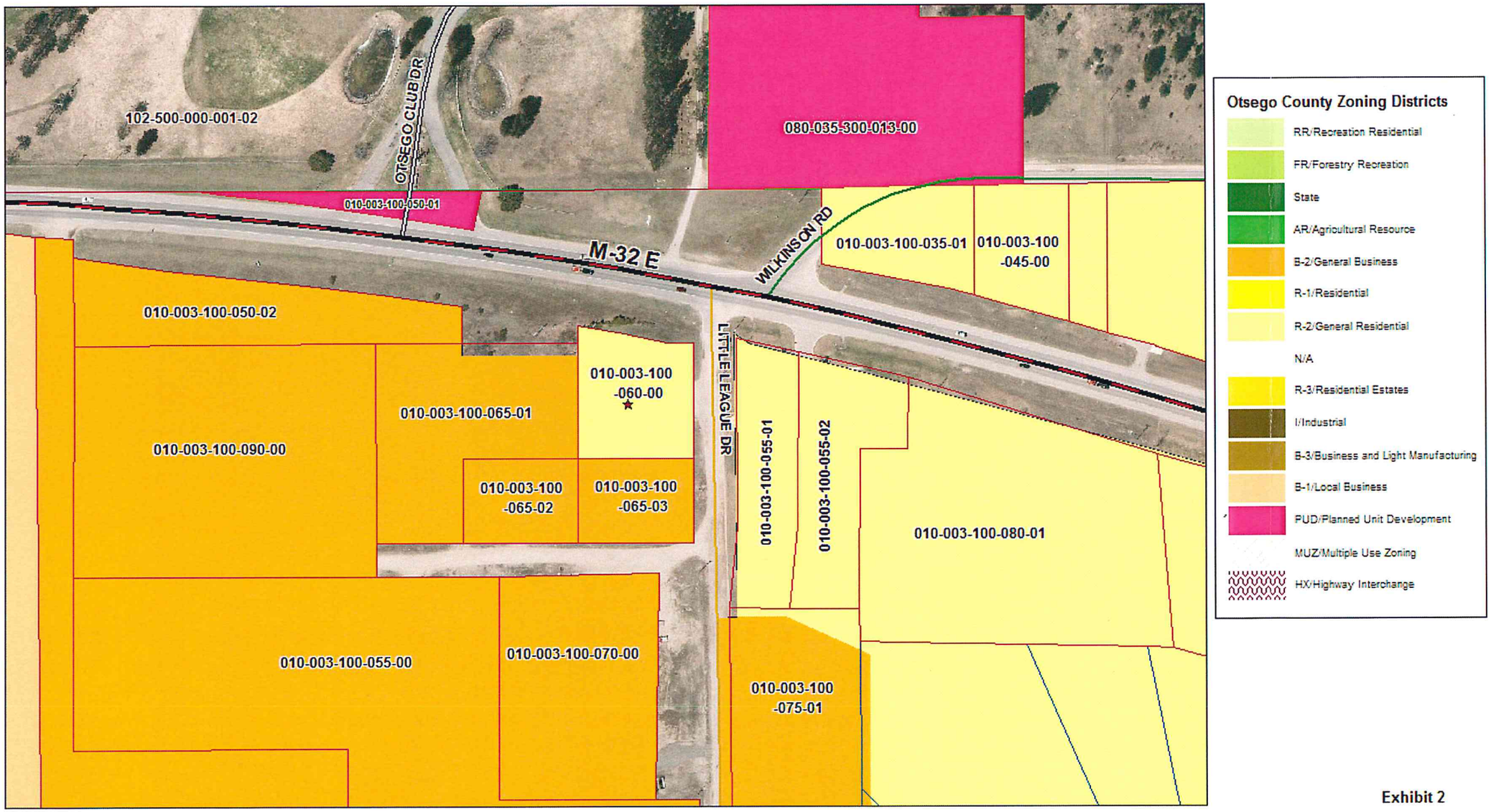


Exhibit 2

OTSEGO COUNTY
TREASURER'S OFFICE
Gaylord, Mich., 5-23-13

I hereby certify that according to our records all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of local collection, board of review, PRE denial or tax tribunal.

Brooke M Jaynes Deputy COUNTY TREASURER

LIBER 1321 PAGE 789

OTSEGO COUNTY MICHIGAN
RECEIVED FOR RECORD
SUSAN DEFEYTER, CLERK/REGISTER OF DEEDS
05/23/2013 11:54:49 AM

OTSEGO COUNTY
MAY 23, 2013
RECEIPT #19116

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX STAMP
$ 60.50-CO
$ 412.50-ST
STAMP # 7683

RCVD MAY23'13 AM8:09

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Terry Holborn, Personal Representative of The Estate of John Hoogerhyde, whose death certificate is recorded in Liber 1091, Page 667, Otsego County Records, whose address is P.O. Box 217, Vanderbilt, MI 49795

Convey(s) and warrant(s) to Walter Edwin Moore III, a single man, whose address is 2555 Allis Road, Gaylord, MI 49735

The following described premises situated in the Township of Bagley, County of Otsego and State of Michigan:

"SEE ATTACHED LEGAL DESCRIPTION"

Tax Parcel No. **010-003-100-060-00 & 010-003-100-065-03**

For the sum of Fifty Five Thousand dollars and Zero cents ($55,000.00), subject to the existing building and use restrictions, easements, and zoning ordinances of record, if any

The grantor grants to the grantee the right to make all division(s) under section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated May 21, 2013.

Signed

The Estate of John Hoogerhyde

By: Terry Holborn
Its: Personal Representative

State of Michigan)
) SS
County of Otsego)

On this 21 day of May, 2013, before me personally appeared Terry Holborn, Personal Representative, of The Estate of John Hoogerhyde, on behalf of said estate.

RITA L JOHNSON
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OTSEGO
MY COMMISSION EXPIRES 3/13/2019
ACTING IN OTSEGO COUNTY

Notary Public
Otsego County, Michigan

My Commission Expires:
Acting in the County of: Otsego

Drafted by:	Terry Holborn, Personal Representative of John Hoogerhyde Estate, Assisted by Alpine Title & Escrow 114 E. Main Street Gaylord, Michigan 49735	When recorded return to 124126	Grantee 2555 Allis Road, Gaylord, MI 49735

Recording Fee $21.00 — *County Treasurer's Certificate*

State Transfer Tax $412.50 — *City Treasurer's Certificate*

County Transfer Tax $60.50

AT 20/3

Exhibit 4

LEGAL DESCRIPTION

Land situated in the Township of Bagley, County of Otsego, State of Michigan, described as:

PARCEL 1:
All that part of the Northwest ¼ of the Northeast ¼ of Section 3, Town 30 North, Range 3 West, Township of Bagley, County of Otsego, State of Michigan, described as follows: Commencing 16 rods West and 14 rods South of the Northeast corner of the Northwest ¼ of the Northeast ¼ of Section 3; thence West parallel to the North line of said Northwest ¼ of the Northeast ¼ a distance of 181.5 feet; thence South parallel to the North and South ¼ line a distance of 181.5 feet; thence East parallel to the North line of said Northwest ¼ of Northeast ¼ a distance of 181.5 feet; thence North a distance of 181.5 feet to the place of beginning.
TOGETHER WITH an easement for right of way over and across the following; The West 33 feet of the East 16 rods of the North 25 rods of the West Fractional ½ of the Northeast ¼ of Section 3, Town 30 North, Range 3 West.

AND

PARCEL 2:
All that part of the Northwest ¼ of the Northeast ¼ of Section 3, Town 30 North, Range 3 West, Township of Bagley, County of Otsego, State of Michigan, described as follows: Commencing at the Northeast corner of the Northwest ¼ of the Northeast ¼, of Section 3, Town 30 North, Range 3 West; thence West on the North section line a distance of 264 feet; thence South 0° 15' 01" East 412.5 feet to the point of beginning; continuing thence South 0° 15' 01" East 132.5 feet; thence South 89° 58' 44" West 181.5 feet; thence North 0° 15' 01" West 132.5 feet; thence North 89° 58' 44" East 181.5 to the point of beginning.

Notice of Private Road Pursuant to MCL 560.261 (P.A.) 1967 No. 288)

Alpine Title & Escrow

File No.: 124126
Date: 5/21/2013
Property Address: 60 Little League Dr., Gaylord, MI 49735
Seller: The Estate of John Hoogerhyde, whose death certificate is recorded in Liber 1091, Page 667, OtsegoCounty Records
Purchaser: Walter Edwin Moore III, a single man

We, the undersigned seller (s) hereby notify the purchaser(s) that pursuant to Section 261 of the Subdivision Control Act of 1967, as amended you are purchasing a parcel of land that abuts a private road which is not required to be maintained by the Board of County Road Commissioners.

Seller(s):

The Estate of John Hoogerhyde,

By: Terry Holborn
Its: Personal Representative

The undersigned purchaser(s) hereby acknowledges and understands the above.

Purchaser(s):

Walter Edwin Moore III

Parcel Number: 69-010-003-100-060-00 Jurisdiction: BAGLEY TOWNSHIP County: OTSEGO Printed on 12/01/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOOGERHYDE, JOHN ESTATE	MOORE, WALTER EDWIN III	55,000	05/21/2013	WD	Good	1321/789	Deed	100.0

Property Address
60 LITTLE LEAGUE DR

Owner's Name/Address
MOORE, WALTER EDWIN III
2555 ALLIS RD
GAYLORD MI 49795-0217

Tax Description
BEG 16 RDS W & 14 RDS S OF NE COR OF NW1/4 OF NE1/4, TH W 181.5', TH S 181.5', TH E 181.5', TH N 181.5' TO POB. EXC: M-32 R/W. SEC 3, T30N-R3W.

Comments/Influences

Class: 402 Residential St Zoning: R-2
School: Gaylord Community
P.R.E. 0%
: 0.00
2017 Est TCV 72,800(Value Overridden)

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who When What

Land Value Estimates for Land Table .

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			0.750	Acres	0	100		0
			0.75	Total Acres	Total Est. Land Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	36,400	0	36,400			32,396C
2016	36,400	0	36,400			32,396C
2015	32,300	0	32,300	32,300M		32,300S
2014	33,700	0	33,700			33,700S

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: County of Otsego, Michigan

*** Information herein deemed reliable but not guaranteed***

Exhibit 4

Parcel Number: 69-010-003-100-065-03 Jurisdiction: BAGLEY TOWNSHIP County: OTSEGO Printed on 12/01/2016

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOOGERHYDE, JOHN ESTATE	MOORE, WALTER EDWIN III	55,000	05/21/2013	WD	Good	1321/789	Deed	100.0

Property Address

Class: 401 Residential Va Zoning: B-2

School: Gaylord Community

P.R.E. 0%

: 0.00

2017 Est TCV 5,200(Value Overridden)

Building Permit(s)	Date	Number	Status

Owner's Name/Address

MOORE, WALTER EDWIN III
2555 ALLIS RD
GAYLORD MI 49735

Improved X Vacant

Land Value Estimates for Land Table .

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			0.550	Acres	0	100		0
			0.55 Total Acres		Total Est. Land Value =			0

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

COMM @ NE COR OF NW1/4 OF NE1/4, TH W 264', TH S 412.5' FOR POB, TH S 132.5', TH S89°W 181.5', TH N 132.5', TH N89°E 181.5' TO POB. SEC 3, T30N-R3W.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	2,600	0	2,600			2,600C
2016	2,600	0	2,600			2,600S
2015	2,600	0	2,600			2,600S
2014	2,600	0	2,600			2,600S

Who When What

The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: County of Otsego, Michigan

*** Information herein deemed reliable but not guaranteed***

Exhibit 4

Exhibit 5

102-500-000-001-02
CURRENT: CITY OF GAYLORD C-2
(OTSEGO CLUB RESORT)

080-035-300-013-00
CURRENT: PUD
(CEMETARY)

M-32

WILKINSON ROAD

M-32

010-003-100-060-00
CURRENT: GENERAL RESIDENTIAL
PROPOSED: GENERAL BUSINESS

010-003-100-050-02
GENERAL BUSINESS

EXISTING BUILDINGS

GRAVEL DRIVE

010-003-100-065-01
GENERAL BUSINESS

010-003-100-090-00
GENERAL BUSINESS

010-003-100-065-02
GENERAL BUSINESS

EXISTING BUILDING

010-003-100-065-03
GENERAL BUSINESS

OHU

ASPHALT PARKING

EXISTING BUILDING

EXISTING BUILDING

LITTLE LEAGUE DRIVE (GRAVEL)

010-003-100-055-01
GENERAL RESIDENTIAL

010-003-100-055-02
GENERAL RESIDENTIAL

GRAVEL ROAD

010-003-100-055-00
GENERAL BUSINESS

010-003-100-070-00
GENERAL BUSINESS

010-003-100-075-01
GENERAL BUSINESS

010-003-100-080-01
GENERAL RESIDENTIAL

SITE PLAN

SCALE: 1" = 100'

0' 10' 100'

—OHU— OVERHEAD UTILITIES

DRAWN BY	EJD
CHECKED	
APPROVED BY	
DATE	
PRINT DATE	11/01/16

JOB# 16-072
SHEET
SP.1

THOMAS D. ZIPP, PE
MI LICENSE #38295

NORTHERN MICHIGAN ENGINEERING INC.
111. W Mitchell Street
SUITE B
GAYLORD, MI 49735
534. W Eighth Street
Traverse City, MI 49684
(989)217-3177

PROJECT

MOORE

PROPOSED PARCEL ZONING

ADDRESS: 60 Little League Drive

Gaylord, MI 49735

CERTIFICATE OF SURVEY

LIBER 188 PAGE 496

A PART OF THE W. 1/2 OF THE
N.E. FRACTIONAL 1/4, SEC. 3,
T30N-R3W, BAGLEY TWP.,
OTSEGO. CO., MICHIGAN

SURVEY FOR:

RODNEY C. HUTCHINS
1129 PINETTUM LANE
GAYLORD, MICHIGAN
49735

MID-NORTH EQUIPMENT
GRAVEL PIT ROAD
GAYLORD, MICHIGAN
49735

LAMOINE E. NOIROT
126 W. MAIN ST.
GAYLORD, MICHIGAN
49735

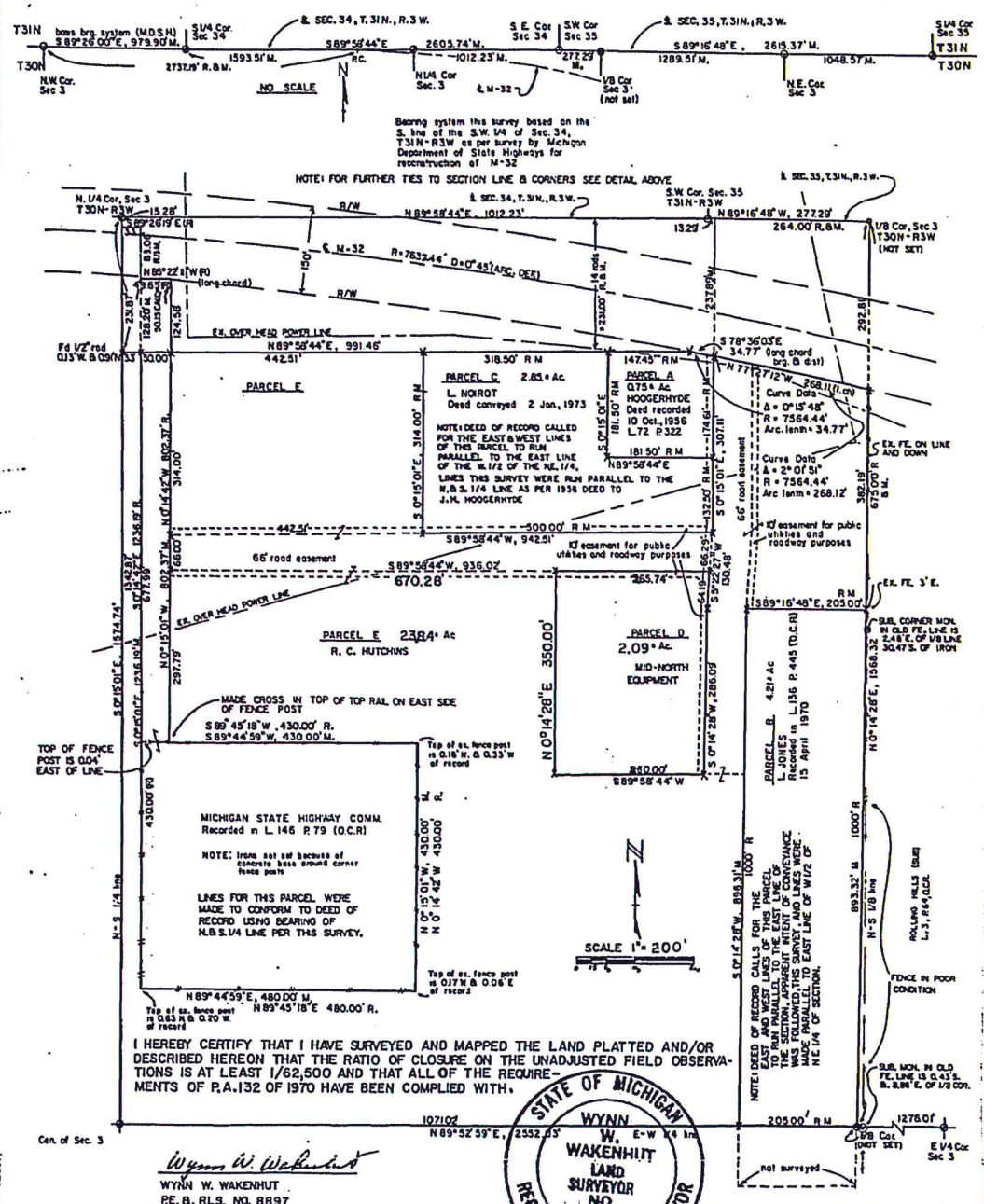
JOHN HOOGERHYDE
ROUTE 1, BOX 92
GAYLORD, MICHIGAN
49735

SURVEY BY:

GRANGER ENGINEERING INC.
209 W. FIRST ST.
GAYLORD, MICHIGAN
49735

JOB NO. 6907-19

LEGEND
X = Set 1/2"x24" iron w/ R.L.S. cap
R = Record
M = Measured
O.C.R. = Otsego County Records
⊙ = CONC. MON FOUND



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND PLATTED AND/OR DESCRIBED HEREON THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS IS AT LEAST 1/62,500 AND THAT ALL OF THE REQUIREMENTS OF P.A.132 OF 1970 HAVE BEEN COMPLIED WITH.

STATE OF MICHIGAN
WYNN W. WAKENHUT
LAND SURVEYOR
NO. 8897
REGISTERED LAND SURVEYOR

Wynn W. Wakenhut
WYNN W. WAKENHUT
P.E. & R.L.S. NO. 8897
JUNE 17, 1974

Revised August 13, 1974,
Enlarged width Parcel D.

Exhibit 6

Parcel A. (J. Hoogerhyde)

Part of the West 1/2 of the N.E. Fractional 1/4 of Section 3, T. 30 N., R. 3 W., Bagley Township, Otsego County, Michigan; described as commencing at the North 1/4 Corner of said Section 3; thence N 89° 58' 44" E 1012.23 feet along the South Line of Section 34, T. 31 N., R. 3 W. to the S.W. Corner of Section 35, T. 31 N., R. 3 W.; thence S 89° 16' 48" E 13.29 feet along the South Line of said Section 35 to a point which is N 89° 16' 48" W 264.00 feet from the N.E. Corner of said West 1/2 of the N.E. Fractional 1/4 of said Section 13; thence S 0° 15' 01" E 237.89 feet for a Point of Beginning; thence S 0° 15' 01" E 174.61 feet; thence S 89° 58' 44" W 181.50 feet; thence N 0° 15' 01" W 181.50 feet, thence N 89° 58' 44" E 147.45 feet; thence 34.77 feet along a curve to the right, radius 7564.44 feet whose chord bears S 78° 36' 03" E 34.77 feet to the point of beginning: together with an easement for right of way over and across the West 66.00 feet of the East 264.00 feet of said West 1/4 of Fractional N.E. 1/4, lying South of the South Line of M-32.

The above described land is subject to a 10 feet wide easement for public utilities and roadway purposes over the easterly side thereof and other easements of record.

Parcel C. (L. Noirot)

Part of the West 1/2 of the N.E. Fractional 1/4 of Section 3, T. 30 N., R. 3 W., Bagley Township, Otsego County, Michigan; described as commencing at the North 1/4 Corner of said Section 3; thence N 89° 58' 44" E 1012.23 feet along the South Line of Section 34, T. 31 N., R. 3 W. to the S.W. Corner of Section 35, T. 31 N., R. 3 W.; thence S 89° 16' 48" E 13.29 feet along the South Line of said Section 35 to a point which is N 89° 16' 48" W 264.00 feet from the N.E. Corner of said West 1/2 of the N.E. Fractional 1/4 of said Section 3; thence S 0° 15' 01" E 412.50 feet for a Point of Beginning; thence S 0° 15' 01" E 132.50 feet; thence S 89° 58' 44" W 500.00 feet; thence N 0° 15' 01" W 314.00 feet; thence N 89° 58' 44" E 318.50 feet; thence S 0° 15' 01" E 181.50 feet; thence N 89° 58' 44" E 181.50 feet to the point of beginning.

The above described land is subject to a 10 feet wide easement for public utilities and roadway purposes over the most easterly and southerly portions thereof and other easements of record. Ingress and egress to the above described land is hereby granted over an easement 66 feet wide whose West Line is described as commencing at the North 1/4 Corner of said Section 3; thence N 89° 58' 44" E 1012.23 feet along the South Line of Section 34, T. 31 N., R. 3 W., to the S.W. Corner of Section 35, T. 31 N., R. 3 W.; thence S 89° 16' 48" E 13.29 feet along the South Line of said Section 35; thence S 0° 15' 01" E 237.89 feet to the South Line of M-32 for a Point of Beginning; thence from said point S 0° 15' 01" E 307.11 feet to the S.E. Corner of said land; thence over an easement 66 feet wide whose North Line is described as running S 89° 58' 44" W 942.51 feet from the aforesaid point.

Parcel D. (Mid-North Equipment)

Part of the West 1/2 of the N.E. Fractional 1/4 of Section 3, T. 30 N., R. 3 W., Bagley Township, Otsego County, Michigan, described as commencing at the North 1/4 Corner of said Section 3, thence N 89° 58' 44" E 1012.23 feet along the South Line of Section 34, T. 31 N., R. 3 W., to the S.W. Corner of Section 35, T. 31 N., R. 3 W.; thence S 89° 16' 48" E 13.29 feet along the South Line of said Section 35 to a point which is N 89° 16' 48" W 264.00 feet from the N.E. Corner of said West 1/2 of N.E. Fractional 1/4 of said Section 3; thence S 0° 15' 01" E 545.00 feet; thence S 5° 22' 27" W 66.29 feet for a Point of Beginning; thence S 5° 22' 27" W 64.19 feet; thence S 0° 14' 28" W 286.09 feet; thence S 89° 58' 44" W 260.00 feet; thence N 0° 14' 28" E 350.00 feet; thence N 89° 58' 44" E 265.74 feet to the point of beginning.

The above described land is subject to a 10 feet wide easement for public utilities and roadway purposes over the northerly and easterly sides thereof.

Ingress and egress to the above described land is hereby granted over an easement 66 feet wide whose West Line is described as commencing at the North 1/4 Corner of said Section 3; thence N 89° 58' 44" E 1012.23 feet along the South Line of Section 34, T. 31 N., R. 3 W. to the S.W. Corner of Section 35, T. 31 N., R. 3 W.; thence S 89° 16' 48" E 13.29 feet along the South Line of said Section 35; thence S 0° 15' 01" E 237.89 feet to the South Line of M-32 for a Point of Beginning, thence from said point S 0° 15' 01" E 307.11 feet; thence S 5° 22' 27" E 66.29 feet to a point; thence S 5° 22' 27" E 64.19 feet; thence S 0° 14' 28" W 286.09feet, and also over an easement 66 feet wide whose South Line begins at the aforesaid point and runs S 89° 58' 44" W 936.02 feet.

Parcel E. (Hutchins)

Part of the West 1/2 of the N.E. Fractional 1/4 of Section 3, T. 30 N., R. 3 W., Bagley Township, Otsego County, Michigan, described as commencing at the North 1/4 Corner of said Section 3, thence S 0° 15' 01" E 231.87 feet along the North and South 1/4 Line of said Section 3 for a Point of Beginning, thence S 0° 15' 01" E 1342.87 feet along the 1/4 Line to the center of Section 3; thence N 89° 52' 59" E 1071.02 feet; thence N 0° 14' 28" E 896.31 feet; thence S 89° 16' 48" E 205.00 feet; thence N 0° 14' 28" E 382.19 feet to the South Line of M-32; thence 268.12 feet along a curve to the left, radius 7564.44 feet, central angle 2° 01' 51", whose chord bears N 77° 27' 12" W 268.11 feet; thence S 0° 15' 01" E 307.11 feet; thence S 89° 58' 44" W 500.00 feet; thence N 0° 15' 01" W 314.00 feet; thence S 89° 58' 44" W 442.51 feet; thence S 0° 15' 01" E 677.79 feet; thence N 89° 44' 59" E 430.00 feet; thence S 0° 15' 01" E 430.00 feet; thence S 89° 44' 59" W 480.00 feet; thence N 0° 15' 01" W 1107.99 feet; thence S 89° 58' 44" W 33.00 feet to the point of beginning: excepting therefrom the land described as follows commencing at the North 1/4 Corner of said Section 3; thence S 0° 15' 01" E 231.87 feet along the North and South 1/4 Line of said Section 3; thence N 89° 58' 44" E 83.00 feet; thence S 0° 15' 01" E 380.00 feet; thence N 89° 58' 44" E 670.28 feet for a Point of Beginning of the exception, thence N 89° 58' 44" E 265.74 feet; thence S 5° 22' 27" W 64.19 feet; thence S 0° 14' 28" W 286.09 feet; thence S 89° 58' 44" W 260.00; thence N 0° 14' 28" E 350.00 feet to its point of beginning, said exception being designated as Parcel D of this survey.

The above described land is subject to use of easements for roadway purposes by others described as follows: An easement 66 feet wide whose south line is described as commencing at the North 1/4 Corner of said Section 3, thence S 0° 15' 01 E 231.87 feet along the North and South 1/4 Line of the Section; thence N 89° 58' 44" E 83.00 feet; thence S 0° 15' 01" E 380.00 feet for a Point of Beginning; running thence N 89° 58' 44" E 936.02 feet to a point and an easement 66 feet wide running S 5° 22' 27" W 64.19 feet and S 0° 14' 28" W 286.09 feet and also running N 5° 22' 27" E 66.29 feet and N 0° 15' 01" W 307.11 feet from the aforesaid point to the South Line of M-32. The land is also subject to 10 feet wide easements for public utilities and roadway purposes on either side of the previously described roadway easements except where adjoined by land owned by others. The land is also subject to any other easements of record.

STATE OF MICHIGAN } RECORDED 11TH DAY OF
COUNTY OF OTSEGO } OCT. A.D. 19 74 AT 10:15
O'CLOCK A.M.

REGISTER OF DEEDS

OTSEGO COUNTY
PLANNING COMMISSION

PUBLIC HEARING NOTICE
January 16, 2017

The Otsego County Planning Commission will hold a public hearing on Monday, January 16, 2017 at 6:00 pm in the Planning and Zoning Meeting room located at 1322 Hayes Rd Gaylord, Michigan.

The purpose of the public hearing will be to obtain citizen comment on the following:

Walter Moore, property owner, has requested a Rezone for property located in Bagley Township at 60 Little League Dr Gaylord, MI 49735. The proposed purpose of the rezone is to create consistency with adjoining properties and uses. The property is currently zoned R2/General Residential with a request to be rezoned to B2/General Business.

Parcel identification number: **010-003-100-060-00**
60 Little League Dr
Gaylord, MI 49735

Legal Description:
BEG 16 RDS W & 14 RDS S OF NE COR OF NW1/4 OF NE1/4, TH W 181.5', TH S 181.5', TH E 181.5', TH N 181.5' TO POB. ***EXC: M-32 R/W SEC 3 T30N R3W

All citizens are welcome to attend the meeting or provide written comment. If written comments are provided the comments must be received at the Otsego County Land Use Services Office by noon (12:00 pm) the day of the meeting.

Any citizen who has questions regarding this application or needs assistance to attend this meeting should contact the Director of Land Use Services at (989) 731-7400.

Exhibit 7

Otsego COUNTY
ESTABLISHED 1875 MICHIGAN

Department of Land Use Services
1322 Hayes Rd • Gaylord, MI 49735
Phone 989.731.7400 • Fax 989.731.7419
www.otsegocountymi.gov

December 5, 2016

Bagley Township
PO Box 52
Gaylord, MI 49734

Pursuant to Article 27 of the Otsego County Zoning Ordinance/Township Participation in County Zoning, I am forwarding the enclosed application for Rezone review.

If you require the applicant, Walter (Terry) Moore, to be present at your meeting, you can notify him at:

Walter Moore
2555 Allis Rd
Gaylord, MI 49735
989.732.9362 / 989.705.0911

If you have any questions, please contact us and we will be glad to assist you. We look forward to your input concerning this matter. Thank you for your participation in County Zoning.

Sincerely,

Vern Schlaud
Otsego County Land Use Director

cbw

encl

Exhibit 8

Christine Boyak-Wohlfeil

From: karndt <kenneth.arndt@arndtandassoc.com>
Sent: Tuesday, January 03, 2017 11:31 AM
To: Christine Boyak-Wohlfeil
Subject: RE: Terry Moore Rezone

On December 27th 2016 the Bagley Planning Commission recommended approval on application PZR16-001 on parcel 010-003-100-060-00 requesting rezoning from R-2 to B-2, General Business.
Certain special conditions were discussed which will be forwarded to Otsego County for the public hearing in January. The approval recommendation was unanimous. Written approval has been prepared for supervisor's formal approval, after verbal advice of same on behalf of The Bagley Township Board.

Kenneth R. Arndt
Chairman
Bagley Township Board of Review

Exhibit 9

OWNERS WITHIN THREE HUNDRED FEET (300')

PARCEL ID	PROPERTY ADDRESS	OWNER NAME	ADDRESS	CITY	STATE	ZIP CODE	ZONING
010-003-100-035-01		CHERRY, PETER & PATRICIA S	1207 WILKINSON RD	GAYLORD	MI	49735-9723	R2
010-003-100-045-00	1107 WILKINSON RD	WOJTKOWIAK, RANDALL & TAMMY	1107 WILKINSON RD	GAYLORD	MI	49735	R2
010-003-100-050-01/ 102-500-000-001-02	696 MAIN ST E	OSPREY OTSEGO PROPERTIES LLC	7600 GRAND RIVER RD STE 120	BRIGHTON	MI	48114-7333	PUD/ PUD
010-003-100-050-02/ 010-003-100-065-01		GORNICK PROPERTIES INC/ OTSEGO SKI CLUB-HIDDEN VALLEY	PO BOX 85	GAYLORD	MI	49734-0085	B2/ B2
010-003-100-055-00		ADI REAL ESTATE HOLDINGS LLC	PO BOX 490	KALKASKA	MI	49646-0490	B2
010-003-100-055-01	785 M-32 EAST	OTSEGO DENTAL GROUP LLC	785 M-32 EAST	GAYLORD	MI	49735	R2
010-003-100-055-02/ 010-003-100-080-01	801 M-32 EAST	FREELAND, THEODORE D TRUST/ FREELAND, THEODORE & SUSAN	3100 NOWAK RD	GAYLORD	MI	49735-9312	R2/ R2
010-003-100-065-02	108 LITTLE LEAGUE DR	PRUSAKIEWICZ, CHARLES J ETUX	543 E HURON ST	GAYLORD	MI	49735-1610	B2
010-003-100-065-03		MOORE, WALTER EDWIN III	2555 ALLIS RD	GAYLORD	MI	49735	B2
010-003-100-070-00	114 LITTLE LEAGUE DR	SIDES, RONALD & SHELLY M	4560 WEST OTSEGO LAKE DR	GAYLORD	MI	49735	B2
010-003-100-075-01	231 LITTLE LEAGUE DR	R ELAM PROPERTIES LLC	2389 DIXON LAKE RD	GAYLORD	MI	49735	B2
080-035-300-013-00	772 MAIN ST E	ST MARYS CEMETERY					PUD

Exhibit 10

PZRZ16-001
WALTER MOORE/REZONE
010-003-100-060-00

010-003-100-035-01	010-003-100-055-01	010-003-100-070-00
010-003-100-045-00	010-003-100-055-02	010-003-100-075-01
010-003-100-050-01	010-003-100-065-01	010-003-100-080-01
010-003-100-050-02	010-003-100-065-02	080-035-300-013-00
010-003-100-055-00	010-003-100-065-03	102-500-000-001-02

Exhibit 10

OTSEGO COUNTY LAND USE SERVICE
1322 HAYES RD
GAYLORD, MI 49735
PH: 989-731-7400
FAX: 989-731-7419
INSPECTION LINE: 989-731-7401

Otsego COUNTY MICHIGAN
ESTABLISHED 1875

Paid By:

MOORE, WALTER EDWIN III

2555 ALLIS RD

GAYLORD, MI 49735

RECEIPT NUMBER

01311541

11/29/2016

Type	Record	Category	Description	Amount
Permit	PZRZ16-001	ADMIN ZONING	REZONE	$ 700.00

Total	**$ 700.00**
Cash	
Check	$ 700.00
Credit	
Transferred	
Tendered	**$ 700.00**
Change	**$ 0.00**
To Overpayment	**$ 0.00**

Expiration of permit:

A permit will remain valid as long as work is progressing and inspections are requested and conducted. A permit will become invalid if the authorized work has not commenced within 6 months of issuance or if the authorized work is suspended or abandoned for a period of 6 months.

Exhibit 11

OTSEGO COUNTY
PLANNING COMMISSION

PZRZ16-001
REZONE
010-003-100-060-00

FINDING OF FACT

1. This is a proposal for a rezone of a single parcel located in Bagley Township at 60 Little League Dr Gaylord. *Exhibit #1, Exhibit #5*

2. The property is currently zoned R2/General Residential with a request to be rezoned B2/General Business. *Exhibit #2*

3. Adjoining properties are zoned B2/General Business, properties to the east of Little League Dr are zoned R2/General Residential and properties to the north of M-32 are part of the City of Gaylord and a PUD/Planned Unit Development. *Exhibit #2*

4. The proposed property is currently under the ownership of Walter Moore, applicant. *Exhibit #4*

5. Mr. Moore owns the parcel directly to the south already zoned B2/General Business. *Exhibit #4, Exhibit #2*

6. Approval of the proposed rezone would be consistent with the adjoining properties and Otsego County Future Land Use Map. *Exhibit #13*

7. The Public Hearing Notice was published in the Herald Times on ... *Exhibit #7*

8. The requirements of Article 27 of the Otsego County Zoning Ordinance have been met. *Exhibit #8, Exhibit #9*

9. All property owners within three hundred (300') feet were properly notified of the public hearing. *Exhibit #10*

10. The Planning Commission has the authority to approve a *Rezone* request after review and compliance with the Otsego County Zoning Ordinance, Future Land Use Map and Master Plan. (Section 25.7) *Exhibit #3, Exhibit #13, Exhibit #14*

11. The required fees have been collected by Otsego County Land Use Services. *Exhibit #11*

12. Northern Michigan Engineering Inc, Dave Drews is representing Walter Moore, property owner. *Exhibit #14*

Exhibit 12

FINDINGS UNDER ARTICLE 5

ARTICLE 5 R2 GENERAL RESIDENTIAL DISTRICT

INTENT

The R2 General Residential District is designed to provide for multiple-family structures. This district is further intended to be a transitional use district, such as a location between residential districts and non-residential districts.

SECTION 5.1 PRINCIPAL USES PERMITTED

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses:

5.1.1 All principal uses permitted in the R1 District [See Article 4.1]

5.1.2 Multiple family dwellings including rooming houses, bed and breakfast homes, tourist homes, apartment houses, group quarters, housing for the elderly, subject to the requirements of Article 17 SCHEDULE OF DIMENSIONS, and approval of the County Health Department

5.1.3 Group care facilities, meeting applicable state licensing requirements

5.1.4 The following uses provided there is direct access to a county primary or state trunkline highway, as defined by the County Road Commission:

5.1.4.1 Retail specialty stores when operated by the property owner within a completely enclosed building with no outdoor storage or display; to include: apparel, antiques, ceramics, florists, food stores, fruit markets, gifts hobby shops [Permit criteria include Article 21.12.2, 21.12.3 and 21.12.5 through 21.12.7]

5.1.5 WTG Building-Mounted: Permitted as an accessory use to an allowed Principal Use

SECTION 5.2 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS

The following uses may be permitted, subject to the conditions herein imposed for each use, the review standards of Article 19 and only after the review and approval of the site plan by the Planning Commission. [See Article 21 for applicable Specific Requirements for Certain Uses, if any and Article 23 for Site Plan Requirements.]

5.2.1 All uses subject to special conditions in the R1 District

5.2.2 The following uses provided there is direct access to a County primary or State trunkline highway, as defined by the County Road Commission:

5.2.2.1 Motels and hotels provided there is a minimum lot width of one hundred fifty (150) feet

5.2.2.2 Fraternal halls, sportsmen associations, and athletic clubs within completely enclosed buildings with a minimum lot of five (5) acres with a road frontage of two hundred (200) feet

5.2.2.3 Professional offices for medical, dental, legal, engineering, architectural, or accounting services

5.2.2.4 Convenience retail establishments

5.2.3 Churches

5.2.4 Manufactured Housing Parks

5.2.5 Hospitals Convalescent or Nursing Home Care Facilities

5.2.6 Commercial day care facilities

5.2.7 Personal Wireless Services Telecommunications Towers and Facilities one hundred fifty (150) feet or less in height, self-supporting (lattice) or guyed [Permit criteria includes Article 21.46]

5.2.8 WTG Small: Permitted as an accessory use to an allowed Principal Use

5.2.9 Unlisted property uses if authorized under Article 21.44

******CURRENT USES FOR R2 PROPERTY/USES PERMITTED FOR PROPERTIES TO THE EAST OF PROPOSED PROPERTY***

FINDINGS UNDER ARTICLE 11

ARTICLE 11 B2 GENERAL BUSINESS DISTRICT

INTENT

The B2 General Business District is designed to provide sites for more diversified business types than the B1 Local Business District and often located so as to serve passer-by-traffic. Tourist services are included as being in character with the District.

SECTION 11.1 PRINCIPAL USES PERMITTED

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses:

11.1.1 All principal uses permitted in the B1 Local Business District

11.1.2 Theaters, halls, and similar places of assembly

11.1.3 Laundromats and dry cleaners

11.1.4 Bowling alleys, pool or billiard parlors or clubs

11.1.5 Equipment rental shops with outside storage

11.1.6 Indoor archery range

11.1.7 Lumber yards and building material suppliers-within enclosed building

11.1.8 Tavern/night clubs

11.1.9 Restaurants serving alcoholic beverages

11.1.10 Public parking garages

11.1.11 Bus stations and passenger terminals

11.1.12 Businesses and restaurants with drive-through service

11.1.13 Wireless Telecommunications Towers and Facilities one hundred ninety (190) feet or less in height without lights [Permit criteria includes Article 21.46]

11.1.14 Transient Merchants-Tent and open air merchants, for periods of up to ninety (90) days per year, housing retail uses otherwise allowed by the Zoning Ordinance in this district. A single thirty (30) day extension may be applied for. Three (3) or more merchants on a parcel simultaneously must be permitted as a "Flea market".

11.1.15 WTG Building-Mounted: Permitted as an accessory use to an allowed Principal Use [See Article 21.46]

SECTION 11.2 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS

The following uses may be permitted, subject to the conditions herein imposed for each use, the review standards of Article 19 and only after the review and approval of the site plan by the Planning Commission. [See Article 21 for applicable Specific Requirements for Certain Uses, if any and Article 23 for Site Plan Requirements.]

11.2.1 All uses subject to special conditions in the B1 Local Business District

11.2.2 Lumber yards, building material suppliers, and home improvement centers, with outdoor storage

11.2.3 Rifle or pistol ranges when within a completely enclosed building

11.2.4 Auto repair garages or auto body shops, including wrecker service, provided that outdoor storage of vehicles under repair be confined to the rear yard and screened from view.

11.2.5 Car wash

11.2.6 Sales, rental, and service centers for vehicles, watercraft, and/or mobile homes, including new or used automobiles, motor bikes, bicycles, boats, ATV's, campers, snowmobiles, trailers, and motor, mobile, modular, manufactured homes, or farm equipment, provided:

11.2.6.1 Ingress and egress to the use shall be at least sixty (60) feet from the intersection of any two (2) streets

11.2.6.2 The arrangement of vehicles stored in the open shall be uniform, following the patterns established for off-street parking lots

11.2.6.3 No sales or display shall occupy any public street or road right-of-way; and further, must be set back at least twenty (20) feet from the front property line

11.2.6.4 The use of a display model for a business office is permissible provided it is connected to sanitary and water facilities and approved by the County Health Department

11.2.7 Hospitals

11.2.8 Commercial outdoor sport and recreational facilities

11.2.9 Flea markets

11.2.10 Mini-storage buildings consisting of separate storage rooms rented or leased by the month

11.2.11 Wireless Telecommunication Towers and Facilities one hundred ninety (190) feet or more in height [Permit criteria includes Article 21.46]

11.2.12 Solid Waste Hauler

11.2.13 WTG Small: Permitted as an accessory use to an allowed Principal Use

11.2.14 Unlisted property uses if authorized under Article 21.44.

11.2.15 Personal Wireless Services Telecommunications Towers and Facilities one hundred fifty (150) feet or less in height, self-supporting (lattice) or guyed [Permit criteria includes Article 21.46]

******PERMITTED USES IF REZONE APPROVED/USES CURRENTLY ALLOWED TO ADJOINING PROPERTIES***

FINDINGS UNDER ARTICLE 25

ARTICLE 25 ADMINISTRATION AND ENFORCEMENT

SECTION 25.7 CHANGES AND AMENDMENTS

The County may from time to time, on recommendation from the Planning Commission, or on petition, amend, supplement or change the District boundaries or the regulations, herein, or subsequently established herein, pursuant to the authority and procedure established in Public Act 110 of 2006 as amended. The notices for all public hearings before the planning commission or County Board of Commissioners concerning proposed zoning ordinance amendments (zoning text or map amendments) shall comply with all of the following applicable provisions:

A. For a proposed amendment to the text of the zoning ordinance, the notice shall comply with all of the following:

1. The content of the notice shall include all of the following information

a. A description of the nature of the proposed zoning ordinance amendment.

b. The time, date, and place the proposed zoning ordinance will be considered.

c. The places and times at which the proposed zoning ordinance amendment may be examined.

d. The address where and the deadline when written comments will be received concerning the proposed zoning ordinance amendment.

B. For a proposed zoning ordinance amendment rezoning an individual property or ten (10) or fewer adjacent properties, the notice shall comply with all of the following:

1. The content of the notice shall include all of the following information:

   a. A description of the nature of the proposed zoning ordinance amendment.

   b. A description of the property or properties proposed for rezoning. The notice shall include a listing of all existing street addresses within the property or properties. Street addresses, however, do not need to be created and listed if no such addresses currently exist within the property or properties. If there are no street addresses, other means of identification may be used, such as using tax parcel identification numbers or including a map showing the location of the property or properties.

   c. The time, date, and place the proposed zoning ordinance will be considered.

   d. The places and times at which the proposed zoning ordinance amendment may be examined.

   e. The address where and the deadline when written comments will be received concerning the proposed zoning ordinance amendment.

2. The notice shall be published in a newspaper of general circulation within the County not less than fifteen (15) days before the scheduled public hearing.

3. The notice shall be sent by first-class mail or personal delivery to the owners of the property or properties proposed for rezoning not less than fifteen (15) days before the scheduled public hearing.

4. The notice shall also be sent first-class mail or personal delivery to all persons to whom real property is assessed within three hundred (300) feet of the property or properties proposed for rezoning and to the occupants of all structures within three hundred (300) feet of the property or properties proposed for rezoning not less than fifteen (15) days before the scheduled public hearing, regardless of whether the property or occupant is located in the County. If the name of the occupant is not known, the term "occupant" may be used in making notification under this subsection.

5. The notice shall be given by first-class mail to each electric, gas, and pipeline public utility Company, each telecommunication service provider, each railroad operating within the district or zone affected, and the airport manager of each airport, that registers its name and mailing address with the County clerk for the purpose of receiving the notice of public hearing.

******THE PLANNING COMMISSION HAS THE AUTHORITY TO APPROVE A REZONE IF COMPLIANCE TO THE FUTURE LAND USE MAP AND MASTER PLAN IS FOUND***

OTSEGO COUNTY
Future Land Use

- Jurisdictions
- Interstate
- State
- County Primary
- County Local
- City
- Other
- Lakes
- Rivers
- Consumers Power Easement
- Urban Growth Boundary
- High Density Residential (Mixed Residential)
- Residential Recreational
- Medium Density Residential
- Low Density Residential
- Recreation
- Agriculture
- Forest
- Environmental Protection
- Retail / Business / Office (Mixed Use)
- Large Commercial
- Highway Interchange Commercial
- Industrial
- Government and Institution
- Town Centers (Mixed Use)

Disclaimer:
This map should be used for general purposes only. For more information about this map contact the County Planning Department.

Data Source:
Otsego County Data

Map Created July 2008 by Otsego County.

Exhibit 13

beaches, or elevated boardwalks and fishing decks may alternate with concrete boat launch facilities, as well as riprap or other hard armoring where the shore is subject to high energy wave action. Where recreational uses are less intensive, the community may invest in restoring wetlands, floodplain forests, and other habitats along the shore."

In addition, the community can alter its transportation infrastructure to improve access to the waterfront, incentivize appropriate or discourage inappropriate development, or protect natural systems. Green streets can help protect waterfronts, and some communities are considering moving major waterfront roadways further inland to protect against flooding and erosion, while providing improved water access.

Other infrastructure investments could include sewer and water. These improvements are expensive, but by removing the need for septic systems, communities can ensure their water bodies are protected from excess nutrient pollution.

GET HELP IF YOU NEED IT

There are many resources and professionals available to help a community craft a waterfront plan. Watershed councils, land conservancies, non-profits, county and regional entities, and planning consulting firms are all good sources for assistance. Putting together an effective planning team is the best way to create a successful plan.

For additional waterfront planning and implementation resources, see *www.michigancoastalcommunities.com*

AUTHOR CHRISTOPHER KHOREY, AICP, *is a principal planner with Northville-based McKenna Associates, the largest planning consulting firm in the Midwest. Chris assists communities throughout Michigan, as well as in Ohio and Indiana, with master plans, zoning ordinances, economic development, natural resource preservation, and other planning activities.*

CLIMATE TRENDS AND COMMUNITY RESILIENCE

MOST COMMUNITIES ACROSS MICHIGAN are wrestling with changing economic, social, and environmental conditions. From rapid shifts in the economy to changes in our natural environment, the need to become resilient is increasingly important. Resiliency plans focus on public systems including utilities, infrastructure, transportation, public health, and emergency response. Undergoing a resiliency planning process can create capacity to withstand, react, and adapt to changes in local conditions. The plan seeks to answer the question: if an extreme event happened today, how would all of our public systems be impacted?

Our climate is responsible for many types of extreme events, and communities throughout the Great Lakes are working to become more resilient to the impacts of a variable climate. Communities should be aware of climate trends and feel empowered to plan for greater resiliency to climate impacts.

Understanding Climate Trends

The Great Lakes Integrated Sciences + Assessments Center (GLISA) has compiled extensive information on climate trends in the Great Lakes region. Trends for your region within the state are available on GLISA's Regional Climate Change Maps.

In the Great Lakes region, key observed climate trends include:

- **The average air temperatures of the region increased 2.0 °F from 1900-2012.** The warming rate of the Great Lakes region has been highest in late winter and in the northern areas of the region.
- **The average regional frost free season length increased 9 days from 1958-2012.** The longer frost free seasons can facilitate longer growing seasons and higher crop yields, but can include varying warm and freezing spells in early spring leading to potential freeze damage to crops.
- **The amount of precipitation falling in the heaviest 1% of precipitation events in the Midwest region rose by 37% from 1958-2012, and total precipitation increased 11% from 1900-2012.** These trends indicate that severe precipitation events, such as the August 2014 event in Metro Detroit that caused widespread flooding in just a few hours, may be more common in the future. Throughout the state, infrastructure damage can quickly result from heavy precipitation (see photo).
- **The average ice coverage on the Great Lakes decreased 71% from 1973-2010.** Decreases in ice coverage depletes oxygen in the lower levels of the Great Lakes and hurts the viability of whitefish, lake trout, and many other cold water fish species.

US-31 road washout between Ludington and Manistee from heavy rains in June of 2008.

SOURCE: SUMMER 2008 DEQ NEWSLETTER FOR FLOOD PLAIN MANAGERS, HTTPS://WWW.MICHIGAN.GOV/DOCUMENTS/DEQ/LWM-NFIP-SUMMER-2008_248403_7.PDF

Strategies for Addressing Climate Variability

Political talk and skepticism around "climate change" has made it difficult for many communities to have a productive conversation on these issues. There are a number of strategies a community can take to overcome political obstacles and implement plans to increase resiliency. These include:

- Talk with your community about what effects of climate have been observed. Those who work outside, public works officials, and emergency responders may have stories to tell.
- Avoid political debates by keeping conversations focused on local conditions and solutions.
- Focus on "actions of no regret", or projects with extra benefits to the community beyond adaptation or mitigation.
- Educate the community on climate trends and issues. Use local experts and knowledge to foster capacity to address climate issues in plans, but keep terms and explanations simple.
- Discuss climate impacts on public systems like infrastructure, parks, and transportation networks.
- Acknowledge that climate variability has impacts beyond physical infrastructure. Assess potential impacts to social services, public health, and vulnerable populations.
- Remember that addressing climate variability in local plans requires both short-term and long-term planning. Identify the impacts a climate trend may cause in a single day (heavy storm event) and over the course of years (like changes in average air temperature).

Planners can implement strategies for increasing resiliency in the face of climate variability in a number of ways. Master plans are one opportunity, but planners should think broadly about addressing climate variability in local efforts. By engaging diverse stakeholders such as public health officials and emergency preparedness professionals, resiliency planning can reduce the impacts of severe weather events and actively prepare a localcommunity for long-term changes in Michigan's climate.

AUTHOR KATIE MOSS SIEB *is a community planner with the Land Information Access Association (LIAA), a nonprofit community planning organization in Traverse City. Katie helps communities throughout the state plan for greater resiliency through the Resilient Michigan project, focusing on education and public processes, data analysis, and formal master plan development.*