

Otsego County Planning Commission

Minutes for April 18, 2011

Call to Order: 6:00 pm by Chairperson Stults

Pledge of Allegiance

Roll Call:

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

Absent: Mr. Hilgendorf, Mr. Colosimo, Mr. Hendershot

Staff Present: Mr. Ferrigan

Public Present: Erma Backenstose, Dave Drews, Tom Zipp, Olen Harris, Colleen Jozwiak

Consent Agenda: None

Approval of minutes from March 21, 2011:

Corrections to the minutes are as follows:

Mr. Borton requested a correction on page two (2) changing the sentence, '*Applicant is requesting...*' from 'six (6) single family dwellings' to 'six (6) site condominiums'. Mr. Mang asked for the wording in the sentence '*Final approval is needed*' for the Health Department' to 'by the Health Department...' also on page two (2).

Motion made to approve minutes as corrected by Mr. Borton; Seconded by Mr. Hartmann.

Motion approved unanimously.

Public participation for items not on the agenda:

Mr. Harris questioned the progress of the soil erosion permit for the Northern Processing LLC gravel pit. Mr. Ferrigan stated Patricia Osborne, Soil Conservation Director, was responsible for enforcing the soil erosion law and the issue was between Patricia Osborne and Mr. Matelski of Northern Processing.

Unfinished applicant business: None

Public Hearing: None

Unfinished Commission Business: None

New Business:

The Planning Commission reviewed the following project in an advisory capacity. The Zoning Administrator has final approval for site plans under Section 20.5 Approval Authority unless a special use permit is needed.

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Goodwill Project SPR11-003
Parcel #080-032-400-010-00
1454 Patriot Dr Gaylord, MI 49735
Murner Rd., Livingston Township

The discussion consisted of the following:

Mr. Ferrigan stated that even though the original project was proposed as a single building to house homeless male veterans, the change to a six (6) building project still maintained the original intended use. It is a principle use permitted in an R2 zoning district according to the zoning ordinance. He stated the project was undefined (a multiple family dwelling, group home,...) as to the R2 Zoning Ordinance Article 5.1.2 Principle Uses Permitted but it was more or less, 'group quarters'.

The project is being funded through a grant from the Veterans Administration. Goodwill Industries is also contributing monies of their own in addition to the grant funds. The Veterans Administration has placed a condition on the property. *The facility must remain the same, one (1) piece of property with the same owner, for a minimum of twenty (20) years.* If the decision was made at that point to divide the property, a land division action or site condominium approval would be needed.

The site plan depicts the units as follows:

- Home number one (1)-Unit B
- Home number two (2)-Unit A-Barrier free (*meets requirements*)
- Duplex number (1)-Unit D-Barrier free (*meets requirements*)
- Duplex numbers two (2), three (3), and four (4)-Unit C (*identical designs*)

The project is on a private drive off Murner Road, with limited visibility from the road. It is designed for a more homelike appearance with the single family dwellings up front.

Public comment: Opened at 6:26 pm

A member from the audience asked if the owners of the project also owned the property along Murner Road and Mr. Ferrigan stated they did not.

Public comment: Closed at 6:27 pm

The designs for the project meet building code requirements.

Article 18.27.10 Off-street Parking Schedule requires two parking spaces per dwelling and that requirement has been met. A larger parking area is provided by Unit A for additional vehicles.

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Project administration, Goodwill Industries, is out of Traverse City. An on-site manager will be available twenty-four/seven (24/7) to serve as a welcoming agent, maintenance, mediator, . . . not as a counselor. (The Veteran's Administration will provide those services.) The manager is intended to be a single male veteran occupying living quarters in Unit A leaving the two (2) remaining rooms for additional displaced veterans. It is designed as a transitional space with a turn over of occupants. There are thirty (30) units available for use, one (1) being occupied by the on-site manager.

Goodwill Industries has certain criteria that must be met, such as no sex crime convictions, no drugs, no alcohol. . . All veterans will go through a pre approval process.

Monies for landscaping will include grass, natural areas and curb appeal but the landscaping will be left up to the professional to be submitted to Mr. Ferrigan for approval. Flag poles will also be incorporated by entrance. Other than standard residential lighting and possible landscape lighting, nothing else is planned or required. A sidewalk is incorporated into the roadway, and maintenance should be included in the winter months. A recreation site is a future possibility with the property open to the north, but is not planned at this time.

According to Article 17.5 Access, the project has exceeded the requirements to access the property. The Road Commission feels it is more than adequate.

An easement or agreement is needed for a site plan approval for the 'T' turnaround at the east end of the property so as not to be in violation. All structures have accessibility to emergency vehicles. A demand on emergency services is not a real concern as per EMS, Fire and the Sheriff's Department other than keeping the turnaround cleared.

All wired utilities and gas are located underground. There is a sprinkler system and also an underground irrigation fire suppression system fed by a private well. It is not a local requirement but is a Veterans Administration requirement. The fire suppression systems will be tested annually by a certified installer.

Mr. Ferrigan stated he did not request anything further from the Planning Commission regarding this project.

Reports and Commission Member's Comments:

1. 2010 Annual Report from Planning Commission to Otsego County Board of Commissioners:

Mr. Ferrigan stated the report was a brief summary of the work accomplished for 2010 and was submitted to the commissioners. It is a requirement of the Zoning and Enabling Act and was requested by John Burt, Otsego County Administrator. This being the first, the report will be submitted annually.

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2. Report from Zoning Administrator on Dumpster and Mining information sent to each Township Clerk:

The report was sent out to each Township Clerk and Mr. Ferrigan requested the townships respond within the forty (40) day period or request an extension. He has already received a response from Mary Sanders, Hayes Township Supervisor.

Adjournment: 7:57 pm by Chairperson Stults.

Christine Boyak-Wohlfeil, Recording Secretary

Ken Borton, Planning Commission Secretary