

**OTSEGO COUNTY
PLANNING COMMISSION**

**AGENDA
February 16, 2012
6:00 PM**

MEETING WILL BE IN THE PLANNING AND ZONING MEETING ROOM LOCATED AT 1066 CROSS STREET.

1. CALL TO ORDER
2. PLEDGE OF ALLEGENCE
3. ROLL CALL
4. CONSENT AGENDA:
5. APPROVAL OF MINUTES: From the 1-23-2012 meeting
6. OTHER:
7. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA
(Please identify yourself for the record. All comments will be limited to two minutes)
8. UNFINISHED APPLICANT BUSINESS:

None
9. PUBLIC HEARINGS: None
10. UNFINISHED COMMISSION BUSINESS: None
11. NEW BUSINESS:
 1. PSPR12-001 Phase #1 Site Plan Approval for Groen Nature Preserve
12. REPORTS AND COMMISSION MEMBER'S COMMENTS:
13. ADJOURNMENT:

Otsego County Planning Commission

PROPOSED Minutes for January 23, 2012

Call to Order: 6:01 pm by Chairperson Stults

Pledge of Allegiance

Roll Call:

Present: Chairperson Stults, Vice-Chairperson Arndt, Secretary Borton, Mr. Colosimo, Ms. Nowak, Mr. Mang, Mr. Hendershot

Absent: Mr. Hilgendorf, Mrs. Jarecki, Mr. Hartmann, Mr. Klee

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

Others Present: John Burt, Otsego County Administrator

Public Present: David Drews, Northern Michigan Engineering, Sandra and Sie Meadows, Sara Honsowetz, John Ruft, Allen Burger

Consent Agenda: None

Approval of minutes from November 28, 2011:

Mr. Borton requested a correction to the statement at the top of page five (5), 'Motion approved by majority...', Chairperson Stults suggested adding, '*Motion approved by voice vote.*'

Motion made to approve minutes as corrected by Mr. Hendershot; Seconded by Ms. Nowak.

Motion approved unanimously.

Other: None

Public participation for items not on the agenda: None

Unfinished applicant business: None

Public Hearing:

Applicant: David Drews, Northern Michigan Engineering

Owner: Maitland-A&G Vacation Properties LLC

PZ11-240/Single Family Site Condominium

Parcel #010-029-200-010-06

Kokozen/Section 29/Bagley Township

W Otsego Lake Dr/Kokozen Ave Gaylord, MI

Parent Parcel 3.86 acres

Proposed division: Parcel 1 1.06 acres

Parcel 2 1.06 acres

Parcel 3 1.27 acres

Otsego County Planning Commission

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Mr. Ferrigan stated Mr. Drews, representing Edward Maitland and Roger Zatkoff of Maitland-A&G Vacation Properties, is proposing a site condominium in lieu of a land division because no divisions are available at this time. Mr. Ferrigan recommended waiving the requirements of Article 16 and reviewing the proposal under the guidance of Article 21. The proposal is simple and must follow the requirements of the Zoning Ordinance. The property will have a Master Deed placed on it stating any restrictions.

Mr. Mang read the following motion:

A motion for PZ11-240 to waive the requirements for Article 16, based upon the determination that creating three (3) single lots that exceed the minimum lot size and setback requirements of Article 14 for the RR zoning district will not create any significant public harm or harm to adjacent properties; And review PZ11-240 as a Planned Unit Development subject to the requirements of Article 21.

Motion seconded by Mr. Arndt.

Motion approved unanimously.

Mr. Drews explained Mr. Maitland and Mr. Zatkoff's desire to propose a future use for the property, stating they have no intention of building at this time. He presented a proposed site plan featuring three (3) single-family dwellings with access off West Otsego Lake Dr on Kokozen Access Rd. The site plan included approximate setbacks, well and septic systems and driveway access from Kokozen Ave. A Master Deed shall contain language restricting tree removal and site improvements and will follow the requirements of the Zoning Ordinance.

Public Hearing: Open: 6:33 pm

Sandra Meadows inquired about the proposed access road on the adjoining property (Parcel E) as she had considered purchasing it. Mr. Drews recommended title insurance, stating it would disclose any easements and such. She also asked about improvements to Kokozen Access Road and Mr. Drews stated it would remain as is.

Sara Honsowetz, Otsego Lake property owner, was concerned about additional lake access granted to these back lots. Mr. Drews stated Mr. Maitland and Mr. Zatkoff already owned property on the lake but lake access did not transfer to the new owners. She asked about future hearings for final approval and Chairperson Stults stated they would not notify anyone individually but future agendas would be available to the public on the County website. Mrs. Honsowetz questioned if multi dwellings were possible and if the waiver of Article 16 played a significant role. Mr. Drews stated the intent was for three (3) single-family dwellings and any changes of use would start the process from the beginning. Chairperson Stults stated the process would be the same regardless of the waiving of Article 16.

Public Hearing: Closed: 6:41 pm

Number one (1) *PZ11-240/Site Condominium* under **New Business** moved to follow Public Hearing.

PZ11-240 Site Condominium/Bagley Township/Section 29
#010-029-200-010-06/Kokozen
W Otsego Lake Dr/Kokozen Ave Gaylord, MI

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Mr. Arndt, speaking on behalf of Bagley Township, stated he had inspected the site and found it heavily wooded with size and frontage meeting zoning requirements. Bagley Township recommended approval based on three (3) conditions: 1) District 3 Health acceptance of well and septic plan, 2) An enforceable access maintenance plan on the primary access road to the proposed sites, and 3) Acceptable access defined by the Otsego County Road Commission. Mr. Drews stated they would provide an agreement for maintaining access for the three (3) proposed sites but did not want the owners responsible for the road itself.

Mr. Mang agreed with Mr. Arndt the site was heavily wooded and a very nice location. He inquired whether Ash Street is a County Road and if there was legal public lake access on that road. Mr. Drews stated he would check to see if Ash Street was a public or private road and if it did provide public lake access, it would remain that way.

Chairperson Stults also inspected the site and stated the heavily wooded site needed a Master Deed to maintain its appearance. He had concerns about the signage meeting the requirements of the Zoning Ordinance and access for emergency vehicles was something to consider. Mr. Drews will check with EMS about the name of the access road to avoid future confusion.

Mr. Ferrigan read aloud a letter received January 19, 2012 from Eric & Sara Honsowetz voicing their concerns. Mrs. Honsowetz stated her concerns had been addressed.

Mr. Ferrigan presented the following list of exhibits and general finding of facts:

List of Exhibits:

- Exhibit 1:* Application for case PZ11-240 and site plan submitted by Applicant
- Exhibit 2:* Otsego County Zoning Map dated, *July 2007*
- Exhibit 3:* Otsego County Zoning Ordinance effective date, *March 20, 2010*
- Exhibit 4:* Otsego County Equalization property search detail report
- Exhibit 5:* Letter signed by Edward Maitland granting, David Drews of Northern Michigan Engineering, authorization to represent himself and Mr. Roger Zatkoff as to the site plan submittal and presentation for the proposed Kokozen Estates property development
Stamped, *Received 11-1-2011*
- Exhibit 6:* Public Hearing Notice
- Exhibit 7:* Letter to Bagley Township Planning Commission from Otsego County Land Use requesting their review and written comments on PZ11-240, dated *November 9, 2011*
- Exhibit 8:* Map and list of parties within three hundred (300) feet of the parcel that were notified of the public hearing
- Exhibit 9:* Receipt #01101722 for payment of the fees for case PZ11-240 dated, *October 10, 2011*
- Exhibit 10:* Written comment regarding the review of #PZ11-240 from Bagley Township Planning Commission dated, *November 21, 2011*
- Exhibit 11:* Generic Draft Master Deed and Exhibit A-Bylaws submitted by David Drew dated, *January 9, 2012*
- Exhibit 12:* Land Use Services review of case PZ11-240 dated, *January 23, 2012*
- Exhibit 13:* Letter received by fax dated, *January 20, 2012* from Eric and Sara Honsowetz regarding PZ11-240, expressing their concerns about property values, who will be responsible for property maintenance and concern over the potential of more people using what is no more than a trail that is not maintained by the county

Otsego County Planning Commission

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General Finding of Facts of PZ11-240:

1. This is a proposal to create three (3) single-family building sites; each site will be a minimum of 1.06 acres. *(Exhibit #1)*
2. The property is located in the RR Zoning District. *(Exhibit #2)*
3. The minimum lot size allowed in the RR Zoning District is .46 acres. *(Exhibit #3)*
4. The proposed use is a principle use permitted (single-family dwellings) in the RR Zoning District. *(Exhibit #3)*
5. The property is currently under the ownership of Maitland-A&G Vacation Properties LLC *(Exhibit #4)*
6. The applicant, David Drews of Northern Michigan Engineering, has permission to represent the landowners for the proposed development of this Site Condominium project. *(Exhibit #5)*
7. A Public Hearing Notice published in the Gaylord Herald Times on *January 7, 2012. (Exhibit #6)*
8. The requirements of Article 24 of the Otsego County Zoning Ordinance have been met. *(Exhibits #7 & #10)*
9. All property owners within three hundred (300) feet were properly notified of the Public Hearing. *(Exhibit #8)*
10. The Planning Commission has the authority to approve site plans after review and compliance with the Otsego County Zoning Ordinance, Section 20.5. *(Exhibit #3)*
11. The required fees have been collected by Otsego County Land Use Services. *(Exhibit #9)*
12. The site plan requirements of Article 20 have been reviewed by Otsego County Land Use and all requirements have been addressed by the Applicant. *(Exhibit #1)*
13. Article 15 was reviewed and no specific requirements pertaining to PZ11-240 were found.

Motion to approve the exhibit list and general findings of fact made by Mr. Borton; Seconded by Mr. Colosimo.

Motion approved unanimously.

Mr. Ferrigan read aloud the highlighted Staff recommendations on pages eleven (11), twelve (12) and thirteen (13), to be removed as conditions because they are addressed in the Zoning Ordinance. The Master Deed will reflect the requirements of the Zoning Ordinance.

Mr. Borton read the following motion:

A motion that preliminary approval for PZ11-240 is given. Final approval may be granted when the Applicant produces a Master Deed that contains all of the requirements and that Master Deed is reviewed by the Otsego County Planning Commission for compliance.

Motion seconded by Mr. Arndt.

Motion approved unanimously.

Unfinished Commission Business:

1. Proposed Mining Language:

Mr. Ferrigan suggested forwarding the Mining language information to all the Townships for their feedback before any further Planning Commission discussion.

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Motion made to refer the revised language to the Townships by Ms. Nowak; Seconded by Mr. Hendershot.

Motion approved unanimously.

Reports and Commission Member's Comments:

1. Committee report on assisted living facilities (Mr. Arndt/Mrs. Jarecki)

Mr. Arndt stated the report was almost complete and he and Mrs. Jarecki would present it at the next Planning Commission meeting. He will send the report to Mr. Ferrigan so it could be mailed ahead of time for all Planning members to review.

2. Executive Committee Report

The Committee discussed ways to shorten the length of meetings and the suggestions will be implemented.

3. Chairperson Stults stated the Otsego County Recreation Plan had been approved by the DNR and would be available online with a copy in Mr. Ferrigan's office.

A budget amendment to provide funds for Planning Commission meetings for actual planning when a paying case is not scheduled was proposed. Chairperson Stults recommended members contact their County Commissioner for support.

The Michigan Chapter of the American Planning Association is holding a Planning and Zoning Essential Seminar on February 27, 2012 in Traverse City from 4:00-7:00 pm. Chairperson Stults stated it was very informative and recommended attending. Information could be obtained through Mr. Ferrigan. Mr. Mang also stated there were opportunities through MAP (Michigan Association for Planners) for online classes. Chairperson Stults stated he and Mr. Ferrigan were members and the class could be viewed in the meeting room by Planning Commission members without cost.

Chairperson Stults presented a letter of resignation from Mike Colosimo, Charlton Township. He thanked him for his service and said he would pass it along to fill the vacancy.

Adjournment: 8:05 pm by Chairperson Stults.

Christine Boyak-Wohlfeil, Recording Secretary

Ken Borton, Planning Commission Secretary

Groen Nature Preserve Phase 1

Project Description

Otsego County recently acquired approximately 770 acres of property to be used as the Groen Nature Preserve ('Preserve'). The property has rules/restrictions on items such as building locations, parking spaces, and lighting, in the form of a recorded Conservation Easement (included in pack). The property was formerly the home to the Johannesburg Manufacturing Company until 1929, as well as the Echo Valley Resort from the 1930s until the 1980s. There are remnants of a former lumber jack camp on the north central part of the property, as well as remnants of a sawmill on the south central part of the property. The Echo Valley Resort hotel also remains on the property.

The property includes a wide variety of deciduous and coniferous trees, and is home to various wildlife. There are approximately 25 miles of trails located on the property to be used for the planned activities. Johannesburg Lake and Kujawa Lake are located at the Preserve.

The Groen Nature Preserve Phase 1 will include activities such as hiking, biking, cross country skiing, and snowshoeing. A check-in building is required in order to control access to the property. Since the entrance to the Preserve will change in the Phase 2, the check-in building and storage building are designed to be moved. In addition, a permanent bathroom is proposed for the lumberjack area. Phase 2 will include the recreation of some of the lumberjack camp structures. The Phase 1 buildings will be built in the spring of 2012.

OTSEGO COUNTY LAND USE SERVICES DEPARTMENT
1068 CROSS STREET
GAYLORD MICHIGAN 49735
989-731-7420 * FAX 989-731-7429

Application for Site Plan Review

Applicant:

Name: Otsego County Owner / Agent / Other interest (circle one)

Address: 225 W. Main Street, Gaylord, MI

Phone 989-731-7520 Fax 989-731-7529

Property Owner: (if different from applicant)

Name: _____

Address: _____

Phone: _____ Fax: _____

Property Location:

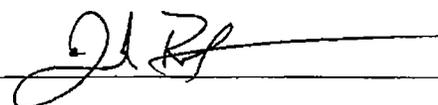
Township Charlton Section 17 Town 30N Range 1W Zoning District FR

Site Address: 10324 M-32 East

Parcel Code: 021 - 017 - 100 - 005-05

Description of Project and Proposed Use:

See attachment

Signature of Applicant:  Date: 2/8/12

*All information received by this department is subject to the Freedom of Information Act. Under this act, persons are allowed to request copies of said information. This includes, but not limited to, copyrighted drawings and blueprints.

The following items are required on all site plans before they can be submitted for review to the various approving entities.

1. The applicant's name, address, and phone number in full.
Yes No Na if "Na" explain _____
2. Proof of property ownership, and whether there are any options on the property, or any liens against it.
Yes No Na if "Na" explain _____
3. A signed statement that the applicant is the owner of the property or officially acting on the owner's behalf.
Yes No Na if "Na" explain _____
4. The name and address of the owner(s) of record if the applicant is not the owner of record (or firm or corporation having a legal or equitable interest in the land), and the signature of the owner(s).
Yes No Na if "Na" explain _____
5. The address and or parcel number of the property.
Yes No Na if "Na" explain _____
6. Name and address of the developer (if different from the applicant).
Yes No Na if "Na" explain _____
7. Name and address of the engineer, architect and/or land surveyor.
Yes No Na if "Na" explain _____
8. Project title.
Yes No Na if "Na" explain _____
9. Project description, including the total number of structures, units, bedrooms, offices, square feet, total and usable floor area, parking spaces, carports or garages, employees by shift, amount of recreation and open space, type of recreation facilities to be provided, and related information as pertinent or otherwise required by the ordinance.
Yes No Na if "Na" explain _____
10. A vicinity map drawn at a scale of 1" = 2000' with north point indicated.
Yes No Na if "Na" explain _____
11. The gross and net acreage of all parcels in the project.
Yes No Na if "Na" explain _____
12. Land uses, zoning classification and existing structures on the subject parcel and adjoining parcels.
Yes No Na if "Na" explain _____
13. Project completion schedule/development phases.
Yes No Na if "Na" explain _____
14. The site plan shall consist of an accurate, reproducible drawing at a scale of 1" = 50 or fewer feet or less for sites of less than 3 acres and 1" = 100 or fewer feet or less if the site is larger than 3 acres. The site plan shall show the site and all land within fifty (50) feet of the site. If multiple sheets are used, each shall be labeled and the preparer identified. All site plans shall be sealed by a professional engineer, surveyor, architect or landscape architect and each site plan shall depict the following:
Yes No Na if "Na" explain _____
15. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines, monument locations, and shoreland and natural river district, if any.
Yes No Na if "Na" explain _____

16. Existing topographic elevations and proposed grades in sufficient detail to determine direction of drainage flows.

Yes No Na if "Na" explain _____

17. The type of existing soils at proposed storm water detention and retention basins and/or other areas of concern. Boring logs may be required if necessary to determine site suitability.

Yes No Na if "Na" explain _____

18. Location and type of significant existing vegetation.

Yes No Na if "Na" explain _____

19. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, flood plains and wetlands within fifty (50) feet of the parcel.

Yes No Na if "Na" explain _____

20. Location of existing and proposed buildings and intended uses thereof, as well as the length, width, and height of each building and typical elevation views of proposed structures.

Yes No Na if "Na" explain _____

21. Proposed location of accessory structures, buildings and uses, including all flagpoles, light poles, bulkheads, docks, storage sheds, transformers, air conditioners, generators and similar equipment, and the method of screening where applicable.

Yes No Na if "Na" explain _____

22. Location of existing public roads, rights-of-way and private easements of record and abutting streets. Notation of existing traffic counts and trip generation estimates may be required if deemed appropriate by the Zoning Administrator or Planning Commission.

Yes No Na if "Na" explain _____

23. Location of and dimensions of proposed streets, drives, curb cuts, and access easements, as well as acceleration, deceleration and passing lanes (if any) serving the development. Details of entryway and sign locations shall be separately depicted with an elevation view.

Yes No Na if "Na" explain _____

24. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), and fire lanes.

Yes No Na if "Na" explain _____

25. Location, size, and characteristics of all loading and unloading areas.

Yes No Na if "Na" explain _____

26. Location and design of all sidewalks, walkways, bicycle paths and areas for public use.

Yes No Na if "Na" explain _____

27. Location of water supply lines and/or wells, including fire hydrants and shut off valves, and the location and design of storm sewers, retention or detention ponds, waste water lines, clean-out locations, connection points and treatment systems, including septic systems if applicable.

Yes No Na if "Na" explain _____

28. Location of all other utilities on the site including natural gas, electric, cable TV, telephone and steam.

Yes No Na if "Na" explain _____

29. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable.

Yes No Na if "Na" explain _____

30. Location, size and specifications of all signs and advertising features with elevation views from front and side.

Yes No Na if "Na" explain _____

31. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used.

Yes No ___ Na ___ if "Na" explain _____

32. Location and specifications for all fences, walls, and other screening features with elevation views from front and side.

Yes No ___ Na ___ if "Na" explain _____

33. Location and specifications for all proposed perimeter and internal landscaping and other buffering features. For each new landscape material the proposed size at the time of planting must be indicated. All vegetation to be retained on the site must also be indicated, as well as its typical size by general location or range of sizes as appropriate.

Yes No ___ Na ___ if "Na" explain _____

34. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities.

Yes No ___ Na ___ if "Na" explain _____

35. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well as any containment structures or clear zones required by government authorities.

Yes No ___ Na ___ if "Na" explain _____

36. Identification of any significant site amenities or unique natural features.

Yes No ___ Na ___ if "Na" explain _____

37. Identification of any significant views onto or from the site to or from adjoining areas.

Yes No ___ Na ___ if "Na" explain _____

38. North arrow, scale and date of original submittal and last revision.

Yes No ___ Na ___ if "Na" explain _____

39. Seal of the registered engineer, architect, landscape architect, surveyor, or planner who prepared the site plan.

Yes No ___ Na ___ if "Na" explain _____

40. Paid appropriate fees to Otsego County.

Yes ___ No ___ Na if "Na" explain Exempt per County Policy

Echo Valley Resort



Antique Alley (path containing many old vehicles)



Lumberjack Camp Remnants



Groen Nature Preserve



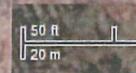


SITE PLAN #1 



SEPTIC SYSTEM

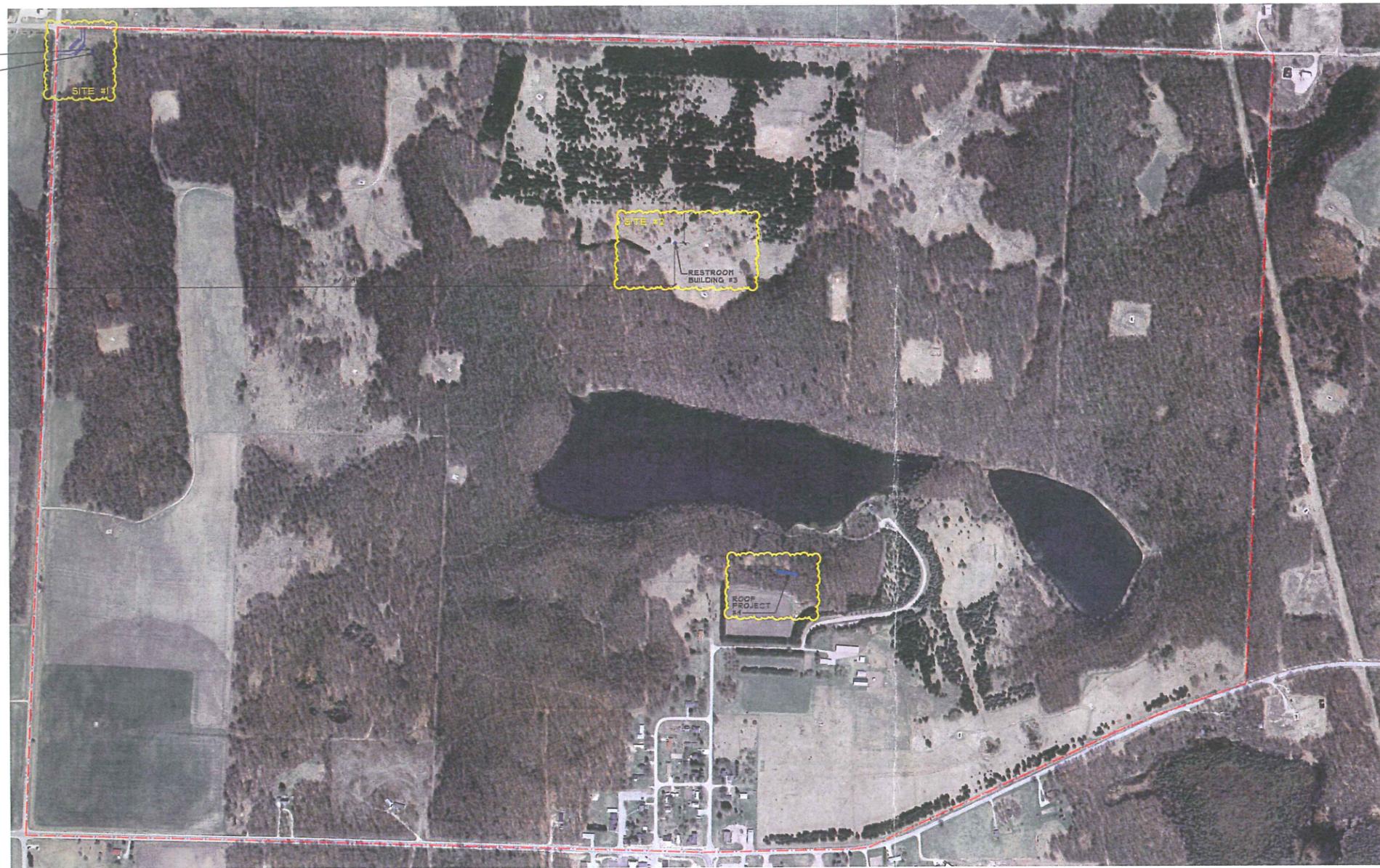
RESTROOM BUILDING #3



SITE PLAN #2



CHECK-IN BUILDING #1
STORAGE BUILDING #2



OVERALL
SITE PLAN
SCALE: 1:400



CHECK-IN BUILDING #1
STORAGE BUILDING #2

SITE PLAN #1
SCALE: 1:2400



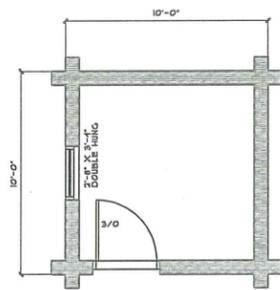
SEPTIC SYSTEM
RESTROOM BUILDING #3

SITE PLAN #2
SCALE: 1:2400

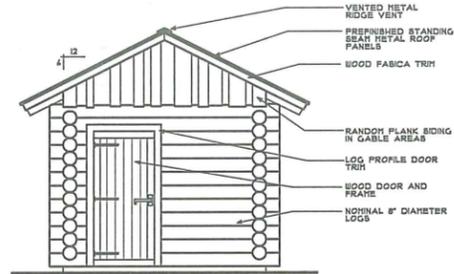


EXHIBIT # 1 SPR12-001

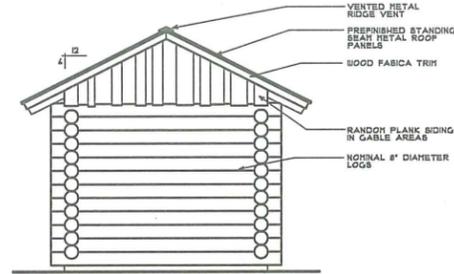
PROJECT LOUIS M. GROEN NATURE PRESERVE SITE PLAN GINGELL ROAD JOHANNESBURG, MICHIGAN	SHEET 	PROJECT NO. 12-012	ISSUED ZONING REVIEW	DATE 2/7/12	DATE 2/7/12		
		COMMERCIAL RESIDENTIAL INDUSTRIAL	T.L.S. T.L.S. T.L.S.	ISSUED ZONING REVIEW	DATE 2/7/12	DATE 2/7/12	
		14 N. COURT AVE., STE. 201 JOHANNESBURG, MICHIGAN 49734 PHONE (888) 731-0332 FAX (888) 731-0332	SEIDELL ARCHITECTS	T.L.S. T.L.S. T.L.S.	ISSUED ZONING REVIEW	DATE 2/7/12	DATE 2/7/12
		COMMERCIAL RESIDENTIAL INDUSTRIAL	T.L.S. T.L.S. T.L.S.	ISSUED ZONING REVIEW	DATE 2/7/12	DATE 2/7/12	



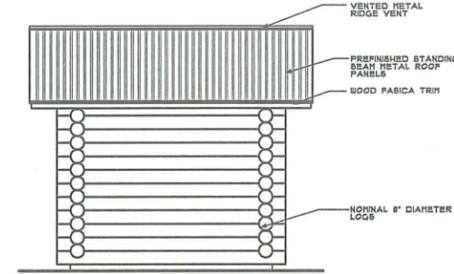
FLOOR PLAN
SCALE: 1/4" = 1'-0"



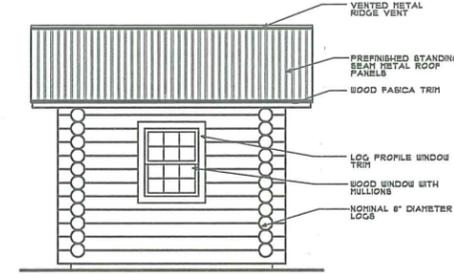
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REAR ELEVATION
SCALE: 1/4" = 1'-0"

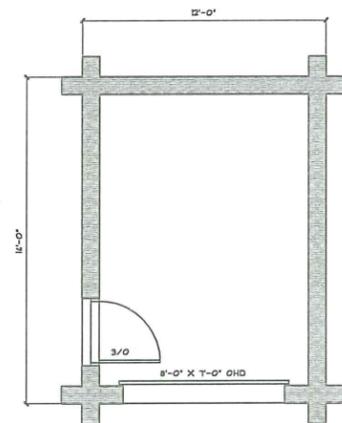


RT. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

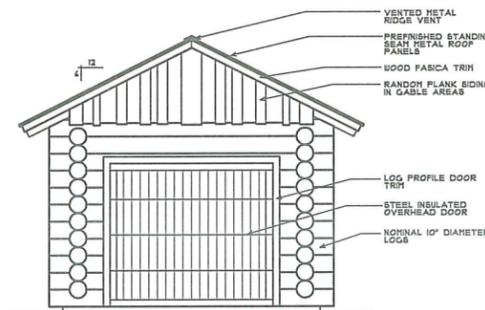


LT. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

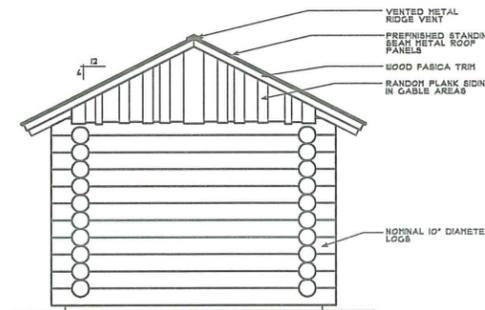
CHECK IN BUILDING #1



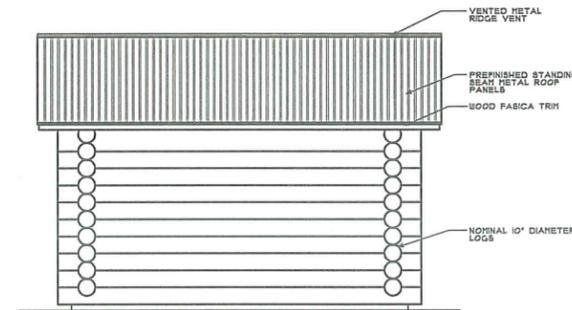
FLOOR PLAN
SCALE: 1/4" = 1'-0"



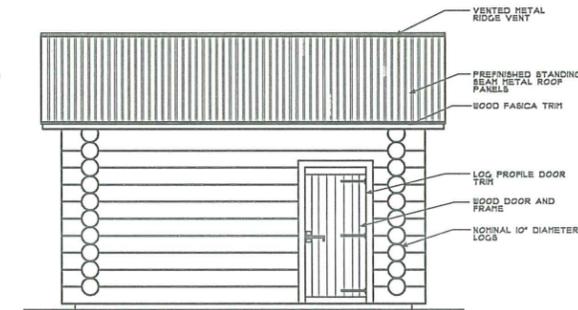
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REAR ELEVATION
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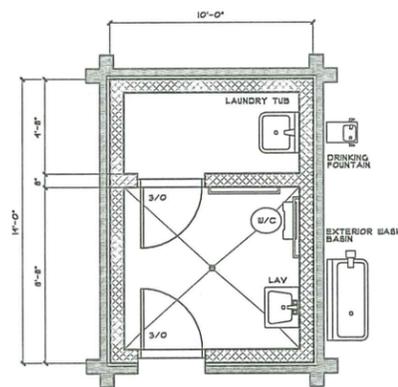


RT. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

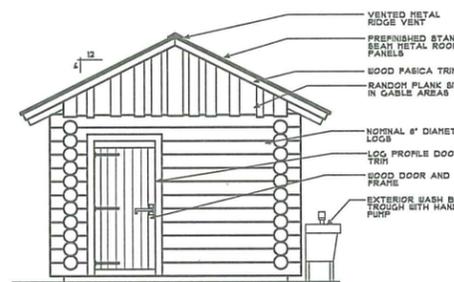


LT. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

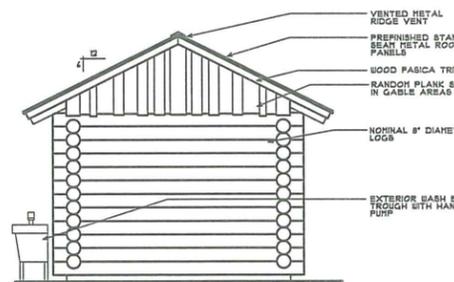
STORAGE BUILDING #2



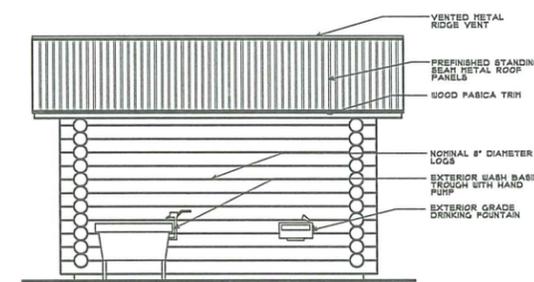
FLOOR PLAN
SCALE: 1/4" = 1'-0"



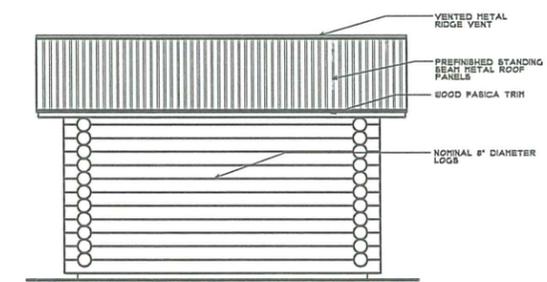
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



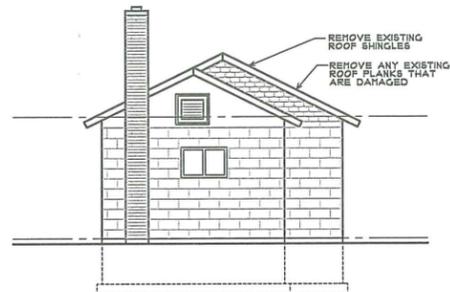
RT. SIDE ELEVATION
SCALE: 1/4" = 1'-0"



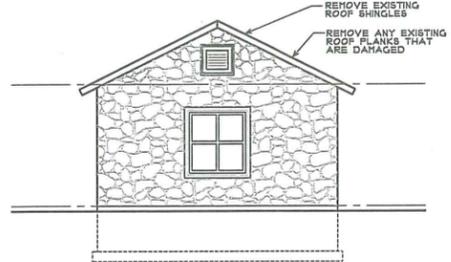
LT. SIDE ELEVATION
SCALE: 1/4" = 1'-0"

RESTROOM BUILDING #3

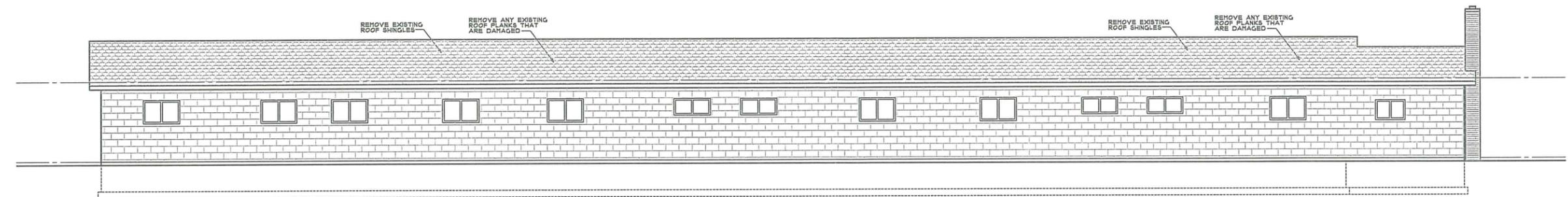
DATE	
ISSUED	
DATE	2/7/12
ZONING REVIEW	
DATE	2/9/12
PRINT DATE	
DRAWN BY	T.L.S.
CHECKED	T.L.S.
APPROVED BY	T.L.S.
DATE	2/9/12
PROJECT	LOUIS M. GROEN NATURE PRESERVE
BUILDING PLANS	
PROJECT NO.	12-012
SHEET	AI
ARCHITECTS	SEIDELLS ARCHITECTS
INDUSTRIAL	INDUSTRIAL
RESIDENTIAL	RESIDENTIAL
COMMERCIAL	COMMERCIAL
114 N. COURT AVE. STE. 201	114 N. COURT AVE. STE. 201
POST OFFICE BOX 2189	POST OFFICE BOX 2189
GAYLORD, MICHIGAN 49734	GAYLORD, MICHIGAN 49734
PHONE (688) 731-0372	PHONE (688) 731-0372
FAX (688) 731-6822	FAX (688) 731-6822
JOHANNESBURG, MICHIGAN	JOHANNESBURG, MICHIGAN
GINGELL ROAD	GINGELL ROAD



EAST ELEVATION - DEMOLITION
SCALE: 3/16" = 1'-0"



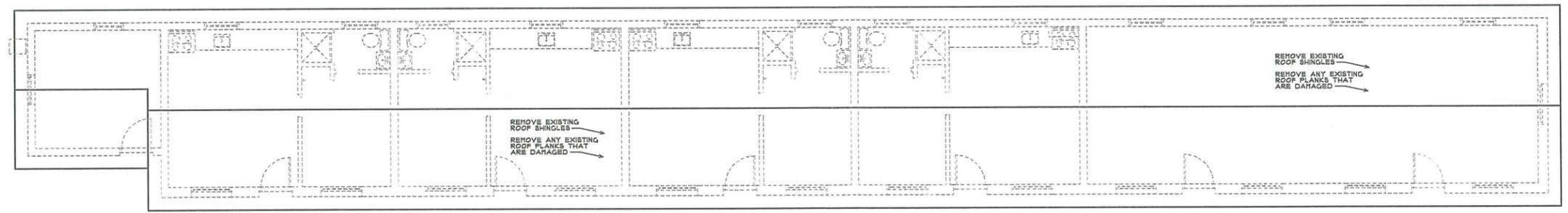
WEST ELEVATION - DEMOLITION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION - DEMOLITION
SCALE: 3/16" = 1'-0"



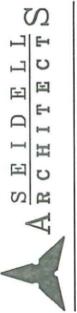
NORTH ELEVATION - DEMOLITION
SCALE: 3/16" = 1'-0"

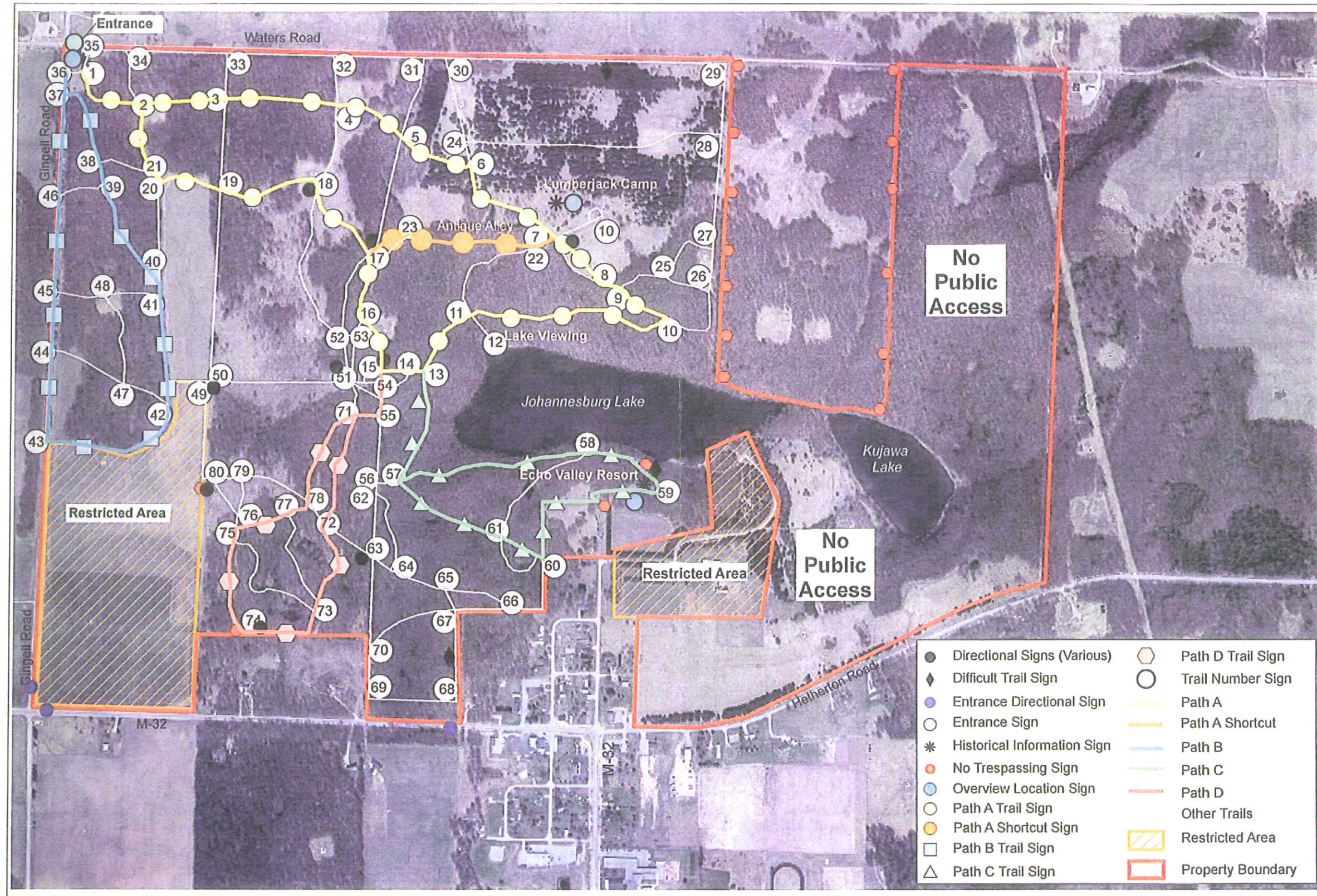


ROOF PLAN - DEMOLITION
SCALE: 3/16" = 1'-0"



ROOF PROJECT #4

DATE	
ISSUED	
DATE	2/7/12
ISSUED	ZONING REVIEW
T.L.S.	
T.L.S.	
T.L.S.	1/21/12
DATE	
PRINT DATE	
 SEIDEL ARCHITECTS COMMERCIAL RESIDENTIAL INDUSTRIAL 114 N. COURT AVE., STE. 201 DAYTON, OHIO 45424 PHONE (937) 731-0372 FAX (937) 731-8832	
PROJECT	LOUIS M. GROEN NATURE PRESERVE
PROJECT NO.	12-012
SHEET	A2
DEMOLITION PLAN AND ELEVATIONS	
GINGELL ROAD JOHANNESBURG, MICHIGAN	



Groen Nature Preserve
 Sign/Trail Plan
 Scale: 1" = 1,000'





OTSEGO COUNTY MICHIGAN
RECEIVED FOR RECORD
SUSAN DEYER, CLERK/REGISTER OF DEEDS
11/17/2011 10:39:05 AM

RCVD NOV17'11 AM10:23

QUIT CLAIM DEED

The Grantor, EDNA K. GROEN and EDWARD J. CUMMINGS, SR., SUCCESSOR TRUSTEES OF THE LOUIS M. GROEN CHARITABLE TRUST, whose address is 5767 Beech Grove Lane, Cincinnati, Ohio 45233, does hereby remise, release and forever quit claim unto the COUNTY OF OTSEGO, MICHIGAN, a Michigan municipal corporation, whose mailing address is 225 West Main, Gaylord, Michigan 49735, the following described premises situated in the **Township of Charlton, County of Otsego, State of Michigan** to wit:

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF

Excepted from this conveyance is any interest in the oil, gas or other minerals lying on or under the said premises. Excepted from the warranty of this conveyance are Johannesburg Lake and Kujawa Lake; however, this deed shall convey by bargain and sale all right, title and interest of grantor, if any, in and to Johannesburg Lake and Kujawa Lake.

Subject to the Access Easement Agreement of record at Liber 1271, Page 307 and the Conservation Easement of record at Liber 1271, Page 786 with the Otsego County Register of Deeds and to all other easements, taxes, restrictions and reservations of record, if any, and further subject to rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes or with respect to any lake, river, stream or other natural watercourse.

For the sum of One Dollar (\$1.00) and other valuable consideration. Exempt pursuant to MCL 207.505(a) and MCL 207.526(a).

Advised 11/17/11

I HEREBY CERTIFY, this is a True and Correct
Copy of the Record on file in the Office of the
Register of Deeds, Otsego County, State of
Michigan.

[Signature] 11-17-11
Otsego County Clerk Date

EXHIBIT # 4 SPR12-001



Executed this 11th day of November, 2011.

Edna K Groen

EDNA K. GROEN, SUCCESSOR TRUSTEE
OF THE LOUIS M. GROEN CHARITABLE
TRUST

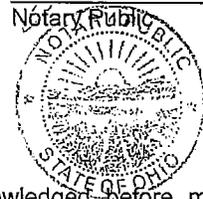
Edward J Cummings, Sr.

EDWARD J. CUMMINGS, SR., SUCCESSOR
TRUSTEE OF THE LOUIS M. GROEN
CHARITABLE TRUST

STATE OF OHIO)
COUNTY OF HAMILTON) ss:

The foregoing instrument was acknowledged before me this 11th day of November, 2011 by Edna K. Groen, Successor Trustee of the Louis M. Groen Charitable Trust.

James H. Smith, III



JAMES H. SMITH, III
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date, Section 147.03 O.R.C.

STATE OF OHIO)
COUNTY OF HAMILTON) ss:

The foregoing instrument was acknowledged before me this 11th day of November, 2011 by Edward J. Cummings, Sr., Successor Trustee of the Louis M. Groen Charitable Trust.

James H. Smith, III

Notary Public

Instrument prepared by: James H. Smith III, Lindhorst & Dreidame Co., L.P.A., 312 Walnut Street, Suite 3100, Cincinnati, Ohio 45202-4048, (513) 421-6630



JAMES H. SMITH, III
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date, Section 147.03 O.R.C.

EXHIBIT "A"

021-017-100-035-25

A parcel of land in part of Section 16 and 17, T30N-R1W, Charlton Township, Otsego County, Michigan, described as BEGINNING at the Southwest corner of said Section 17; thence N01°48'05"E, 2624.79' along the West line of said Section 17; thence continuing along said West line N02°10'07"E, 2617.06'; thence S89°24'14"E, 2639.05' along the North line of said Section 17; thence continuing along said North line S89°25'40"E, 2638.40'; thence S02°36'16"W, 2557.45' along the west line of said Section 16; thence along a meander line of Johannesburg Lake the following two courses: 1) S67°45'56"E, 263.67'; 2) S79°20'53"E, 310.38'; thence S78°26'07"E, 371.45'; thence along a meander line of Kiyawa Lake the following two courses: 1) W83°19'00"E, 142.11'; 2) N78°50'26"W, 281.34'; thence N02°10'54"E, 2799.02'; thence S88°48'51"E, 1320.78' along the North line of said Section 16; thence S01°54'30"W, 4116.12' along the N-S 1/4 line of said Section 16; thence along the centerline of Hetherton Road the following five (5) courses 1) S70°57'38"W, 341.00'; 2) 433.40' along a curve to the left, said curve having a radius of 3752.61', a Long Chord of 433.16', bearing S67°39'07"W; 3) thence S64°20'36"W, 1596.32'; 4) 491.98' along a curve to the right, said curve having a radius of 1188.46', a Long Chord of 488.47', bearing S76°12'08"W; 5) S88°03'41"W, 489.12'; thence N00°15'06"E, 887.92' along the East line of the Plat of the Village of Johannesburg as recorded in Liber 1 of Plats, Page 44, Otsego County Records; thence N89°38'53"W, 321.51' along the North line of Hanson Avenue; thence N00°13'28"E, 426.22' along the East line of Maple Street; thence N89°51'00"W, 455.55' along the North line of Michelson Avenue; thence S00°13'22"W, 425.69' along the West line of Birth Street; thence N89°49'25"W, 644.22' along the North line of Hanson Avenue; thence S00°14'41"W, 706.86'; thence N88°58'07"W, 771.24' along the North right-of-way line of Highway M-32; thence N01°57'39"E, 2466.23' along the N-S 1/4 line of said Section 17; thence N89°05'38"W, 1324.12' along the E-W 1/4 line of said Section 17; thence S01°52'51"W, 2629.41' along the West 1/8 line of said Section 17; thence N88°53'46"W, 1320.42' along the South line of said Section 17 to the Point of Beginning.

EXCEPT: [Parcel to Restated Trust] A parcel of land commencing at the Southeast corner of said Section 17; thence N01°55'05"E, 900.16' to the POINT OF BEGINNING; thence N89°38'53"W, 792.06'; thence N00°13'28"E, 526.22'; thence N77°16'48"E, 795.85'; thence N04°53'31"W, 600.00'; thence N65°24'54"E, 350.00'; thence S25°07'43"E, 600.00'; thence S08°57'37"W, 920.00'; thence N89°38'53"W, 364.95' to the Point of Beginning. All lot lines extend to the water's edge, containing 25.29 acres, more or less. Being the same parcel described in LIBER 0602, page 053 Otsego County Michigan Register of Deeds.

EXCEPT: [Parcel to Blocks – with subsequent transfer below]

A Parcel of land over and across a part of the Southeast ¼ of Section 17, T30N-R1W, Charlton Township, Otsego County, Michigan, described as:

Commencing at the South ¼ of Section 17, T30N-R1W thence S 88° 58' 07" E, 2641.92' along the South line of said Section 17; thence N 01° 55' 05" E, 899.02' along the East line of Section 17; thence N 89° 38' 53" W, 781.66'; thence N 00° 13' 28" E, 426.28' along the East right-of-way line of Maple Street; thence



continuing N 00° 13' 28" E, 33.00' to the POINT OF BEGINNING; thence N 89° 51' 22" W, 66.00'; thence S 00° 13' 28" W, 33.00' to the North right of way of Michelson Avenue; thence N 89° 51' 22" W, 389.55' along said right of way; thence N 00° 07' 27" E, 395.41'; thence S 89° 50' 09" E, 456.24'; thence S 01° 13' 28" W, 362.65' to the Point of Beginning, containing 4.09 acres.

And

[Portion of Block Parcel subsequently transferred to Otsego County Road Commission]

A Parcel of land over and across a part of the Southeast ¼ of Section 17, T30N-R1W, Charlton Township, Otsego County, Michigan, described as:

Commencing at the South ¼ of said Section 17, T30N-R1W thence S 88° 58' 07" E, 2641.92' along the South line of said Section 17; thence N 01° 55' 05" E, 899.02' along the East line of said Section 17; thence N 89° 38' 53" W, 781.66'; thence N 00° 13' 28" E, 426.28' along the East right-of-way line of Maple Street to the POINT OF BEGINNING; thence N 89° 51' 22" W, 66.00' along the North right-of-way line of Michelson Avenue; thence N 00° 19' 26" E, 33.00'; thence S 89° 51' 22" E, 66.00'; thence S 00° 13' 28" W, 33.00' to the Point of Beginning, containing 0.05 acres.

PLUS: [60 acres contributed in December, 2008]

A parcel of land on part of the Southwest ¼ of Section 17, Town 30 North, Range 1 West, according to the Certificate of Survey by Wade-Trim Job #GSU565301G, and more particularly described as follows:

PARCEL A: Commencing at the South ¼ corner of said Section 17; thence North 88°53'46" West 660.19 feet along the South line of said Section 17; thence North 1°55'15" East 655.55 feet to the point of beginning; thence North 89°05'38" West 660.68 feet to the West 1/8 line of said Section 17; thence North 1°52'51" East 1976.15 feet along said West 1/8 line to the East-West ¼ line of said Section 17; thence South 89°05'38" East 662.06 feet along said East-West ¼ line; thence South 1°55'15" West 1976.17 feet to the point of beginning.

PARCEL B: Commencing at the South ¼ corner of said Section 17; thence North 1°57'39" East 657.83 feet to the point of beginning; thence North 89°05'38" West 660.68 feet; thence North 1°55'15" East 1976.17 feet to the East-West ¼ line of said Section 17; thence South 89°05'38" East 662.06 feet along said East-West ¼ line; thence South 1°57'39" West 1976.20 feet to the point of the beginning.

100-205-00



other non-intensive recreational activities set forth herein. The picking of mushrooms, berries, apples and other edible vegetation is prohibited, except as may be specifically permitted in Section 4.1 or as may occur as part of an educational program. For purposes of this Conservation Easement, "Mechanized Aid for Persons with Disabilities" means a mobility assistance device, powered by muscular or motorized means, that is specifically designed to transport a person with a physical disability, that is being used by a person with a physical disability, provided that such devices do not include snowmobiles or all terrain vehicles. In addition to any rules or restrictions Grantor may impose with respect to the non-intensive recreational activities permitted hereunder, Grantor will require that domesticated animals and pets must be constrained by a leash and under control at all times and horses must stay on existing roads and Recreational Trails as identified in the Property Report. No new structures, temporary or permanent, may be placed on the Protected Property in conjunction with these activities. Provided, however, with the consent of the Grantee, new structures that may be necessary to comply with all applicable federal and state laws and/or better enable Grantor to accomplish the Conservation Values may be constructed in the future provided such incidental structures will be designed and located to blend with the natural surroundings and compliment the natural and scenic features of the landscape when viewed from public vantage points and that Grantor will make all reasonable efforts to limit the number of trees that need to be removed in order to establish such structure(s). Any structure(s) will be cited and designed in a manner to prevent soil erosion and minimize damage to plant communities and wildlife habitat.

Notwithstanding anything contained herein to the contrary, motorized vehicles/all-terrain vehicles/motorized boats may be utilized for the maintenance and upkeep of the Protected Property and for the supervision of the terms of this Agreement. In addition, any motorized vehicles that are customarily used incident to servicing the Existing Permitted Improvements may be utilized for their customary usage in carrying out such activities.

Any fees charged or income generated from educational classes or non-intensive recreational use set forth herein shall be used solely for the maintenance and upkeep of the Protected Property.

- 4.4 Parking Area, Restrooms and Guard Station. The right to establish and maintain an unpaved noncommercial parking area for up to 20 standard sized vehicles (as such number may be adjusted, either higher or lower by Grantee, without jeopardizing or diminishing the Conservation Values for the Protected Property), together with any incidental parking lot structures (the "Parking Area") that Grantor deems are needed to light (subject to Grantee's approval) and operate the Parking Area; provided that the Parking Area will be initially located in the Northwest corner of the Protected Property and positioned to minimize damage to plant communities and wildlife habitat and to minimize any detrimental effects on the Protected Property. Grantor shall establish and maintain restroom facilities (the "Restrooms") on the Protected Property in the Parking Area or such other area as may be approved by Grantee and shall design and locate the Restrooms in such manner as to avoid jeopardizing or diminishing the Conservation Values for the Protected Property. Grantor may also need to establish and maintain a guard station or check-in location to secure and control the number of people and vehicles on the Protected Property (the "Guard Station"). The design and location of such Guard Station shall not jeopardize or diminish the Conservation Values for the Protected Property. Grantor agrees that the Parking Area, Restrooms, Guard Station and all such incidental structures will be designed and located to blend with the natural surroundings and complement the natural and scenic features of the landscape when viewed from public vantage points and that Grantor will make all reasonable efforts to limit the number of trees that need to be removed in order to establish such areas. The Parking Area,

Joseph Ferrigan

From: John M. Burt
Sent: Thursday, February 09, 2012 10:53 AM
To: Joseph Ferrigan
Cc: Patricia Osburn
Subject: Conservation District Review

Joe.

Section 4.4 of the Conservation Easement that governs the Groen property, requires the Conservation District to approve the location of bathrooms on the property. I presented the site plan to the Conservation District on Wednesday, February 8. The Conservation District Board did pass a motion approving the bathroom location. Please let me know if you have any questions.

John

**OTSEGO COUNTY
PLANNING COMMISSION**
Case No. SPR12-001

Exhibit list

Exhibit #1 Application for SPR12-001 and site plan submitted by Applicant.

Exhibit #2 Otsego County Zoning Map dated July 2007.

Exhibit #3 Otsego County Zoning Ordinance effective date March 20, 2010.

Exhibit #4 Quit Claim Deed from Edna K. Groen and Edward J. Cummings Sr. Successor Trustees of the Louis M. Groen Charitable Trust granting ownership to Otsego County Michigan. Recorded with the Otsego County Register of Deeds November 17, 2011 Liber 1272 page 480.

Exhibit #5 Conservation Easement recorded with the Otsego County Register of Deeds November 10, 2011 Liber 1271 Page 786.

Exhibit #6 Otsego County Equalization property card printed 2-9-2012

Exhibit #7 E-mail dated February 9, 2012 from Otsego County Administrator John Burt stating that the Conservation District Board passed a motion approving the bathroom location at a meeting held February 8, 2012.

**OTSEGO COUNTY
PLANNING COMMISSION**

GENERAL FINDINGS OF FACT SPR12-001
021-017-100-005-05

1. This is a proposal for Phase 1 of the Groen Nature Preserve and proposes to construct two movable structures one will be used as a sign-in building to control access to the property and the second will be used as a storage building. Also included in the proposal is a permanent restroom facility to be located near the old lumberjack area. Ex. 1
2. The property is currently under the ownership Otsego County. Ex. 4
3. Parcel 021-017-100-005-05 contains 530.69 Acres of land. Ex. 6
4. The property is located in an FR Zoning District. Ex. 2
5. The proposed use is a principal Use Permitted in the FR zoning district (section 8.1.5). Ex. 3
6. The site plan requirements of Article 20 have been reviewed by Otsego County Land Use and all requirements have been addressed by the Applicant. Ex. 1
7. Parcel 021-017-100-005-05 is protected and the Use is governed by a Conservation Easement recorded with the Otsego County Register of Deeds on November 10, 2011. Ex. #5
8. The structures proposed in SPR12-001 are permitted under the conditions of section 4.4 of the Conservation Easement. Ex. #5
9. Section 4.4 of the Conservation Easement requires the Conservation District to approve the location of the restroom facilities. The Conservation District has approved the location of the restroom facilities. Ex. #7
10. The Planning Commission has the authority to approve Site plans after review and compliance with the Otsego County Zoning Ordinance. (Section 20.5) Ex. #3
- 11.
- 12.
- 13.
- 14.
- 15.

Suggested Motion: For SPR12-001 Phase 1 Groen Nature Preserve

A motion to approve SPR12-001 Phase #1 of the Groen Nature Preserve based upon the General Finding of Fact, Compliance with the Conservation Easement and the Requirements of the Otsego County Zoning Ordinance.