

# OTSEGO COUNTY PLANNING COMMISSION

AGENDA  
March 18, 2013  
6:00 PM

MEETING WILL BE IN THE PLANNING AND ZONING MEETING ROOM LOCATED AT 1068 CROSS STREET.

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MINUTES: From January 21, 2013 meeting.
5. CONSENT AGENDA: None
6. OTHER:
  - Phil Alexander: *Quality of Life Assessment Presentation*
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 HEARINGS:
  - AR/Agricultural Resource, FR/Forest Recreation Zoning Districts/Setback Change  
*Otsego County Zoning Ordinance*
  - Proposed changes to setbacks in the Agricultural Resource and Forest Recreation districts to reflect the same setbacks as in the Residential districts.
9. ADVERTISED CASES:
  - AR/Agricultural Resource, FR/Forest Recreation Zoning Districts/Setback Change  
*Otsego County Zoning Ordinance*
  - Proposed changes to setbacks in the Agricultural Resource and Forest Recreation districts to reflect the same setbacks as in the Residential districts.
10. UNFINISHED COMMISSION BUSINESS:
  1. Recommendation to Board of Commissioners Section 18.25/Mining/Feedback on language concerning an 'irrevocable letter of credit'.
  2. Staff recommendations/Article 24 Township Participation/Time limit response concerning Wireless Communications /Zoning Enabling Act change, May 2012/Seeking approval to forward to Townships
  3. Discussion on Otsego County Zoning Ordinance Changes: Numbering issues/Outdated references/Section Additions/Grammatical errors.../Seeking approval to forward to Townships
  4. Highway Interchange District/Seeking approval to forward to Townships
    4. a. Otsego Lake Township letter recommending addition to zoning districts
11. NEW BUSINESS:
  1. 2012 Planning Commission Annual Report
12. REPORTS AND COMMISSION MEMBER'S COMMENTS
13. ADJOURNMENT

# Otsego County Planning Commission

PROPOSED Minutes for January 21, 2013/Regular Meeting

**Call to Order:** 6:00 pm

Pledge of Allegiance

**Roll Call:**

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

Absent: Mr. Brown

Staff Present: Ms. Boyak-Wohlfeil

Others Present: John Burt, Otsego County Administrator

Public Present: Brad Schearer, Phil Mason

**Approval of minutes from November 19, 2012:**

Mr. Hilgendorf stated he was listed twice in the roll call.

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

Motion approved unanimously.

**Consent Agenda:** None

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

**Public Hearing:**

Proposed changes to the Otsego County Zoning Ordinance:

- |                                     |         |         |
|-------------------------------------|---------|---------|
| 1. Section 9.2.4 Livestock Auctions | Open:   | 6:03 pm |
|                                     | Closed: | 6:03 pm |
| 2. Section 18.1 Accessory Buildings | Open:   | 6:04 pm |
|                                     | Closed: | 6:04 pm |
| 3. Section 18.25 Mining             | Open:   | 6:05 pm |

Brad Schearer, representing Reith Riley, stated he was interested in the proposed changes concerning mining, so as, to remain in compliance.

Chairperson Stults stated with the amount of conditions placed on the last permit approved, the Planning Commission felt it necessary to revise the language in the Mining section of the Otsego County Zoning Ordinance to help clarify the requirements of the County's expectations. He also stated the proposed language was available on the County website.

Closed: 6:07 pm

# Otsego County Planning Commission

PROPOSED Minutes for January 21, 2013/Regular Meeting

**Advertised Cases:** Proposed Changes to the Otsego County Zoning Ordinance (Listed above)

## **Unfinished Commission Business:**

Discussions and recommendations to the Board of Commissioners on Otsego County Zoning Ordinance changes:

### *1. Section 9.2.4 Livestock Auctions*

Motion made by Mr. Mang to recommend to the Otsego County Board of Commissioners the proposed language in Section 9.2.4 Livestock Auctions, be changed from *...accessory buildings on ten (10) acres or more with a minimum width of...* to read *...accessory buildings on a minimum forty (40) acre site size...* to be consistent with Section 18.20 Livestock Auction Yard/18.20.2; Seconded by Mr. Hartmann.

Motion approved unanimously.

### *2. Section 18.1 Accessory Buildings*

Motion made by Mr. Mang to recommend to the Otsego County Board of Commissioners the proposed language in Section 18.1 Accessory Buildings/18.1.3.1, be changed from *...up to a maximum of a four thousand (4000) square foot building.*, to read *...up to a maximum of four thousand (4000) square feet.*; Seconded by Mr. Hilgendorf.

Motion approved unanimously.

### *3. Section 18.25 Mining*

Motion made by Mr. Hendershot to recommend to the Otsego County Board of Commissioners the proposed language with the revisions agreed upon by the Planning Commission put forth in Section 18.25 Mining leaving the *'irrevocable letter of credit'* open for discussion; Seconded by Mr. Arndt.

Motion approved unanimously.

Planning Commission members will discuss the matter of the *'irrevocable letter of credit'* further after Mr. Burt, Otsego County Administrator, gathers more information concerning the issue.

## **New Business:**

Article 24 Township Participation/Time limit response concerning Wireless Communications/Zoning Enabling Act change, May 2012.

Chairperson Stults requested the Land Use staff propose language for Article 24/Township Participation to include the time-frame change concerning wireless communications due to the amending of the Michigan Enabling Act/Public Act 143 of 2012.

# Otsego County Planning Commission

PROPOSED Minutes for January 21, 2013/Regular Meeting

## Reports and Commission Member's Comments:

Lighting issue/Sklarczyk greenhouse-Resolution report/Vern Schlaud

Mr. Schlaud submitted a letter stating he had inspected the property and had talked with Mr. Sklarczyk about the lighting issue. Mr. Sklarczyk stated the lights were on a timer to turn off at 10:00 pm and the State and FDA inspected his property.

A report from Otsego County's legal counsel was attached explaining 'Greenhouse Farming Operations' and stated Mr. Sklarczyk's business fell under the Right to Farm Act (RTFA) and that Act superseded the Otsego County Zoning Ordinance.

**Adjournment:** 6:38 pm

Christine Boyak-Wohlfeil, Recording Secretary

Ken Borton, Planning Commission Secretary

**OTSEGO COUNTY  
PLANNING COMMISSION**

**PUBLIC HEARING NOTICE**

**March 18, 2013**

The Otsego County Planning Commission will hold a public hearing on Monday, March 18, 2013 at 6:00pm in the Planning and Zoning Meeting room located at 1068 Cross Street Gaylord, Michigan.

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

Proposed changes to the Otsego County Zoning Ordinance regarding Article 14 Schedule of Dimensions-setbacks in the AR/Agricultural Resource and FR/Forestry Recreation Districts.

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 (12:00pm) the day of the meeting.

Any citizen who has questions regarding or needs assistance to attend this meeting, should contact the Director of Land Use Services at (989) 731-7420.

Current Setbacks:

**ARTICLE 14 SCHEDULE OF DIMENSIONS**

14.1 Table 1 - LIMITING HEIGHT, DENSITY, AND AREA BY ZONING DISTRICTS (See also [Article 18.1 Accessory Buildings](#) and [Article 19 General Exceptions](#) for Area, Height, and Use)

Zoning District	R1 & R2	R3	RR	FR & AR	Reserved for future use
Min. Lot Area (Square feet)	20,000 .46 acre	40,000 .92 acre	20,000 .46 acre	88,000 2.02 acre	
Min. Front Setback (b)(j)	25 ft	25 ft	25 ft	50 ft	
Max. Front Setback	NA	NA	NA	NA	
Min. Side Setback	10 ft	10 ft	10 ft	20 ft	
Min. Rear Setback	30 ft (a, h)	30ft (a, h)	30 ft (a, h)	40 ft (a)	
Min. Lot width (k)	100 ft 150 ft Duplex	100 ft	100 ft	150 ft AR 300 ft Duplex	
Max. % lot coverage	25%	25%	25%	30%	
Max. Building height (l)	35 ft (g)	35 ft (g)	35 ft (g)	35 ft (g)	
Min. Ground Floor area of principal structure (Square feet)	720 (i)	720 (i)	720 (i)	720 (i)	
Min. Width of principal structure	20 ft (i)	11ft (i)	20 ft (i)	11 ft (i)	

Zoning District	B1	B2	B3	I	Reserved for future use
Min. Lot Area (Square feet)	10,000	10,000	20,000	40,000	
Min. Front Setback	30 ft (e)	30 ft (e)	30 ft (e)	30 ft (e)	
Max. Front Setback	NA	NA	NA	NA	
Min. Side Setback	10 ft (c)	10 ft (c)	10 ft (c)	10 ft (c)	
Min. Rear Setback	20 ft (a, d, f)				
Min. Lot width (k)	100 ft	100 ft	100 ft	150 ft	
Max. % lot coverage	NA	NA	NA	NA	
Max. Building height (l)	35 ft (g)	35 ft (g)	35 ft (g)	35 ft (g)	
Min. Ground Floor area principal structure (Square feet)	NA	NA	NA	NA	
Min. Width of principal structure	NA	NA	NA	NA	

Minimum front, side and rear setbacks, and maximum lot coverage modifications of up to twenty-five percent (25%) may be approved by the Zoning Administrator for nonconforming lots, as described in [Article 18.26.1](#) and [18.26.2](#).

Note a: Lots within five hundred (500) feet of lakes, ponds, flowages, rivers, streams: See [Article 15 LOTS NEAR WATER](#).

Note b: Where the front yards of two (2) or more principal buildings in any block, or within five hundred (500) feet in existence at the time of the passage of this Ordinance (or amendment thereto), in the same zoned district or the same side of the road are less than the minimum front yard setback, then any principal building subsequently erected on the same side of the road shall not be required to provide a greater setback than the average for the existing two (2) or more principal buildings.

Note c: On the exterior side yard which borders on a residential district, there shall be provided a setback of not less than twenty (20) feet on the residential side in B1, B2 & B3 Districts.

Note d: Loading and unloading space shall be provided in the rear yard in the ratio of at least ten (10) square feet per linear foot of front building wall. Loading space shall not be counted as required off-street parking. Loading zones may be located in other non-required yards if screened or obscured from view from public streets and residential districts.

Note e: Off-street parking may be permitted in the front yard, except that a ten (10) foot wide landscaped buffer is maintained between the front lot line or right-of-way line, and the parking area.

Note f: No building shall be placed closer than forty (40) feet to the outer perimeter of such district or property line when said use abuts a residential district boundary.

Note g: Subject to approval by the Planning Commission, the maximum height of buildings may be permitted to exceed the maximum stated in the Schedule by up to fifty percent (50%) in R1, R2, R3, RR, B1 and B2 Districts, and up to one hundred percent (100%) in all other districts, provided that the applicant can demonstrate that no good purpose would be served by compliance with maximums stated, (as in the case of steep topography, a Planned Unit Development, or larger site); and further, there is no conflict with airport zoning height restrictions; fire safety is maintained subject to local fire authority approval; and the light, air and/or scenic views of adjoining property is not impaired. The Planning Commission and/or Zoning Board of Appeals cannot allow a WTG height greater than allowed in [Section 18.47](#) or Wireless Telecommunication Towers and Facilities greater than the height allowed in the Zoning District PRINCIPAL USES PERMITTED or PERMITTED USES SUBJECT TO SPECIAL CONDITIONS. [Also see [Article 19 GENERAL EXCEPTIONS FOR AREA, HEIGHT AND USE](#).]

Note h: [Section 18.1](#) allows a rear setback of ten (10) feet for accessory buildings.

Note i: The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in this Ordinance.

Note j: In instances where the property is adjacent to a public right of way or ingress egress easement dedicated as permanent adequate access to one (1) or more lots, the setback shall be measured from that right of way or ingress egress easement.

Note k: Specific allowable uses have greater minimum lot widths as required in the Zoning District allowable use lists.

Note l: Specific allowable uses have greater allowable heights as stated in the Zoning District allowable use lists, [Article 18](#) and [Article 19, Section 19.3 HEIGHT LIMIT](#), of this ordinance.

Proposed Setback Change:

## ARTICLE 14 SCHEDULE OF DIMENSIONS

14.1 Table 1 - LIMITING HEIGHT, DENSITY, AND AREA BY ZONING DISTRICTS (See also [Article 18.1 Accessory Buildings](#) and [Article 19 General Exceptions](#) for Area, Height, and Use)

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Min. Side Setback	10 ft	10 ft	10 ft	10 ft	
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Min. Lot width (k)	100 ft 150 ft Duplex	100 ft	100 ft	150 ft AR 300 ft Duplex	
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Zoning District	B1	B2	B3	I	Reserved for future use
Min. Lot Area (Square feet)	10,000	10,000	20,000	40,000	
Min. Front Setback	30 ft (e)	30 ft (e)	30 ft (e)	30 ft (e)	
Max. Front Setback	NA	NA	NA	NA	
Min. Side Setback	10 ft (c)	10 ft (c)	10 ft (c)	10 ft (c)	
Min. Rear Setback	20 ft (a, d, f)				
Min. Lot width (k)	100 ft	100 ft	100 ft	150 ft	
Max. % lot coverage	NA	NA	NA	NA	
Max. Building height (l)	35 ft (g)	35 ft (g)	35 ft (g)	35 ft (g)	
Min. Ground Floor area principal structure (Square feet)	NA	NA	NA	NA	
Min. Width of principal structure	NA	NA	NA	NA	

Minimum front, side and rear setbacks, and maximum lot coverage modifications of up to twenty-five percent (25%) may be approved by the Zoning Administrator for nonconforming lots, as described in [Article 18.26.1](#) and [18.26.2](#).

[Table of Contents](#)

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Note b: Where the front yards of two (2) or more principal buildings in any block, or within five hundred (500) feet in existence at the time of the passage of this Ordinance (or amendment thereto), in the same zoned district or the same side of the road are less than the minimum front yard setback, then any principal building subsequently erected on the same side of the road shall not be required to provide a greater setback than the average for the existing two (2) or more principal buildings.

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Note h: [Section 18.1](#) allows a rear setback of ten (10) feet for accessory buildings.

Note i: The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in this Ordinance.

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Note k: Specific allowable uses have greater minimum lot widths as required in the Zoning District allowable use lists.

Note l: Specific allowable uses have greater allowable heights as stated in the Zoning District allowable use lists, [Article 18](#) and [Article 19, Section 19.3 HEIGHT LIMIT](#), of this ordinance.

CHESTER TOWNSHIP  
1737 Big Lake Road  
Gaylord, Michigan 49735  
989-732-5886

1/8/13

Otsego County Dept. of Land Use Services  
1068 Cross St.  
Gaylord, Mich. 49735

Attn: Mr. Vern Schlaud, Interim Director

Dear Vern,

The Chester Township board held our meeting tonight and received the recommendations from our township planning commission on the proposed changes to the Otsego County Zoning Ordinance that were sent to us by your department on October 29, 2012 and December 18, 2012.

I am attaching the recommendations made by our township planning commission from the Jan. 3, 2013 meeting that they held and also the motion that the our township board made tonight approving those recommendations. Our planning commission suggested that when you send the proposed changes to us that you also include information as to why you are recommending the changes to the ordinance. It would really help them in their decision process.

Please do not hesitate to call me if you have any questions.

Sincerely,

  
Lou Ann Olsen  
Chester Township Supervisor  
989-732-1484

Cc: Twp. Board Members & Twp. Planning Commission

CHESTER TOWNSHIP MOTION

DATE 1-8-13

MOTION BY: Olsen

MOTION That the Chester Twp. Board approve the Chester Twp. planning commission recommendations to the proposed changes to the Otsego County zoning ordinance from the Jan. 3, 2013 meeting.

SECONDED BY: Lewandowski

DISCUSSION OF MOTION OR AMENDED \_\_\_\_\_

ROLL CALL VOTE: BASINSKI \_\_\_\_\_ LEWANDOWSKI \_\_\_\_\_ NOWICKI \_\_\_\_\_  
SZYMANSKI \_\_\_\_\_ OLSEN \_\_\_\_\_

ALL IN FAVOR ✓ ✓ ✓ ✓ \_\_\_\_\_  
THOSE OPPOSED \_\_\_\_\_

RESULT: MOTION PASSED ✓ FAILED \_\_\_\_\_



Lee Olsen <lolsen989@gmail.com>

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## reccomendations

1 message

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Wanda Basinski <wjbas@hotmail.com>

Thu, Jan 3, 2013 at 10:35 PM

To: LouAnn Olsen <lolsen989@gmail.com>, rjordan@glenergy.com, larrystempky@yahoo.com, susancaswellwizman@gmail.com

check these over and see if I got them right. Thanks Wanda

The Chester Township Planning Commission has reviewed the proposed changes to the Otsego County Zoning Ordinance at our meeting on January 3, 2013.

Section 18.25.1.1 We are comfortable with the minimum of 10 acres and the fact that the OCPC reserves the right to increase the set-back distance, because we feel that fifty feet is not enough in most cases.

Section 18.25.5.4 Good

Section 18.25.8.1 Okay

Section 18.25.10 We feel that the Irrevocable letter of credit should be removed from the paragraph. The feeling being that this gives no money down and a LLC company could disband and the letter would not be of any use. We do agree with the other methods of payment. Also in c. the irrevocable letter of credit should be dropped. The other parts of this section are agreeable.

Section 18.20.2 We feel that 40 acres is excessive and we feel that a minimum of fifteen (15) acres would be more agreeable.

Section 18.1.3.1 It was felt that the Maximum of 4000 sq. ft. should be dropped and no maximum put in.

As for the *schedule of dimensions*; Article 14. the changes are agreeable.

## Christine Boyak-Wohlfeil

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**From:** Vern Schlaud  
**Sent:** Wednesday, January 09, 2013 7:49 AM  
**To:** Christine Boyak-Wohlfeil  
**Subject:** FW: Revision of FR and AR District Setbacks - Township Input

**From:** M. Mang [<mailto:mangsmi1@gmail.com>]  
**Sent:** Tuesday, January 08, 2013 9:33 PM  
**To:** Vern Schlaud; Randy Stults ([rstults@chartermi.net](mailto:rstults@chartermi.net))  
**Cc:** Kelly Cunningham; Norman Brechelsen  
**Subject:** Revision of FR and AR District Setbacks - Township Input

Hello, Vern:

Livingston Township Planning Commission met this evening and reviewed the changes proposed to certain setbacks in the FR and AR zoning districts by way of County Planning Commission motion on December 17, 2012.

Livingston Township recommends that the setbacks as proposed in the motion not be accepted. The township recommends that the setbacks as currently exist in the Zoning Ordinance be retained. We think the proposed smaller setbacks are insufficient for agricultural or forestry buildings next to neighboring property, especially since that neighboring property could have residence(s) on it. We also feel the proposed front setback is too small to allow sufficient area for county road snow disposal without interfering with buildings. Furthermore, we thought the smaller proposed setbacks would tend to detract from the rural character of these two districts.

Thank you for requesting township input.

Sincerely,  
Mike Mang  
Chair, Livingston Twp PC

CHARLTON TOWNSHIP  
OTSEGO COUNTY

P.O. Box 367 • Johannesburg, Michigan 49751 • Phone: (989) 731-1920 • Fax (989) 731-1070

To: Vern Schlaud, Interim Director  
Otsego County Land Use Services

From: Ivan H. Maschke  
Charlton Township Clerk

Dear Mr. Schlaud,

At the regular January meeting of the Charlton Township Board, there was discussion regards to proposed changes to Article 14 Schedule of Dimensions; Section 14.1. Willard Brown was present at the meeting and gave a brief report on the changes.

After discussion, a motion was offered and supported to recommend approval of the changes as outlined in your letter of December 18, 2012. The motion passed unanimously.

Thank you very much for your time and consideration.

Sincerely,



Ivan H. Maschke  
Charlton Twp. Clerk

Cc: Willard Brown  
File

January 15, 2013

Mr. Vern Schlaud  
Interim Director  
Land Use Services Department  
1068 Cross Street  
Gaylord, Mi 49735

Dear Mr. Schlaud,

At its January 3, 2013 meeting, the Otsego Lake Township Planning Commission reviewed the proposed changes to Article 14 Schedule of Dimensions, Section 14.1 Table 1 of the Otsego County Zoning Ordinance. Our planning commission does not support the proposed reduction of setbacks in the AR and FR zoning districts. We do not think such a change is supported by the Otsego County Master Plan (Future Land Use, Goals and Objectives Agriculture and Forestry, section 2A, page 47). Also in recent history, there have not been requests for variances from the present setbacks to indicate a need for lesser setbacks in the ordinance. For these reasons, the Otsego Lake Township Planning Commission does not support the proposed changes. However our Commission does support the inclusion of note h in Table 1 of Article 14 Schedule of Dimensions regarding a 10 foot rear setback for accessory buildings.

The following changes to Section 18.25 Mining, Gravel, Sand, Clay, Topsoil, and Marl are recommended by our planning commission:

1. In Section 18.25.1.1: ..... The Otsego County Planning Commission reserves the right to increase the minimum set-back to a distance greater than fifty (50) feet from the high water mark to ensure the maintenance of safe health conditions on the shorelands within Otsego County.
2. In Section 18.25.25: ..... The Otsego County Planning Commission reserves the right to increase the minimum set-back to a distance greater than fifty (50) feet from the high water mark to ensure the maintenance of safe health conditions on the shorelands within Otsego County.
3. In Section 18.25.10: ... After a special use permit has been approved, but before the permit is issued, the applicant shall file with the Otsego County Clerk, a performance guarantee in the form of a cash deposit....

The only recommendation the Otsego Lake Township Planning Commission has for Section 18.1.3.1 is the last line which should read ...up to a maximum of four thousand (4000) square feet.

Thank you for the opportunity to comment of the proposed changes to the county zoning ordinance.

Sincerely,

A handwritten signature in cursive script that reads "Nora Corfis".

Nora Corfis  
Secretary  
Otsego Lake Township Planning Commission

# Corwith Township Planning Commission Minutes - *DRAFT*

January 28, 2013 Meeting

Township Hall 7:00 PM

Meeting Call to Order: Chair Judi Jarecki called the meeting to order at 7:08 p.m.

## Pledge of Allegiance

### Roll Call:

Tom Loshaw

John LaFave

Lori LaFave

Judi Jarecki

Tom Kellogg

-all present

### Others present:

Jack Deming

Bernie Matelski

## Approval of October 29, 2012 Minutes:

John made a motion to approve the minutes as written. Lori seconded, and the motion carried by voice vote.

## Public Comment

Jack Deming stated that the members on the Village Planning Commission needed to work with the Township Planning Commission, and that together they could bring about some improvements that would help make the Township and Village a better place to live. He wanted to see a cooperative effort.

Bernie Matelski echoed Jack's thoughts, and further suggested that there could be one person who could act as liaison from each jurisdiction to sit in on the other's meetings, and report back to their respective commissions.

The prospect of a public restroom near the trail was discussed. It would provide an anchor for other amenities such as bicycle racks, picnic tables, and a pavilion, which would provide a gathering place for both local residents and visitors in Vanderbilt. It could become a "trail head" gathering place to encourage trail users to stop in Vanderbilt and patronize some of the local businesses, as well as a focal point for festivals and other activities. Maintenance of the facility could be shared between the Township and the Village.

## Planning Commission Items:

2013 Budget discussion: A draft of the Planning Commission budget was put together by Lori and John LaFave. The costs for ten meetings are planned, as well as education, travel expenses, supplies, and public notices. Several items are in the budget for the implementation of a "Trail Town" atmosphere, such as materials for a message kiosk, bicycle racks, and park benches. \$600 was shifted from planning for a trail town to cover costs for reviewing and updating the Township's Recreation Plan. (The Recreation Plan expired in January of this year, and must be renewed so that the Township can apply for MDNR recreation funding). The total amount requested for the Township Planning Commission is \$8,700, which is the same amount as requested in 2012.

Election of 2013 officers: Tom K. stated that he must again be sworn in at the next February meeting of the Board of Trustees. Tom K. was nominated for the position of Secretary. John was nominated for the position of Chair. Judi was nominated for the position of Vice-Chair. All were elected to the positions by voice vote. Lori was acknowledged for her outstanding work on the TPC budget.

Township Planning Commission (TPC) activities in coordination with the Village of Vanderbilt Planning Commission (VPC):

The tree decorating party on December 20<sup>th</sup> had been cancelled due to weather. Jack suggested having the party inside the Township Hall next year so that weather would not be an issue. Bernie suggested having the party earlier in December next year also.

Otsego County Planning Commission activities:

The County PC released some proposed changes to the Townships for comment. Included, were proposed changes to setbacks in the FR and AR zoning districts. The proposals would change front setbacks from 50-feet to 25-feet, side setbacks from 20 to 10-feet, and rear setbacks from 40 to 30-feet. After some discussion, it was decided that the changes to the front setbacks were not necessary, and that it was preferable to leave a safe distance between structures and the right-of-way. John made a motion to recommend that the front setbacks remain the same, Lori seconded, and the motion carried by voice vote.

Information was conveyed to the TPC about State Senate Bill 1064, to have the effect of expediting the implementation of wireless communications towers. Local jurisdictions would have less influence on the location and construction of the towers, which would facilitate the timely installation of such structures.

Regarding "mining" in Otsego County, there are some surety bond and irrevocable letter of credit issues that must be resolved.

Otsego County Housing Committee activities:

The Housing Committee has been involved in the current façade improvement projects in downtown Gaylord. There are also improvements planned for an apartment complex on Illinois street, and an involvement in a Habitat for Humanity project in Joburg. There are some "neighborhood" funding rules that must be resolved.

Other Planning Commission Items:

Schedule for next meetings: All agreed that the TPC should meet on February 25, March 25, April 29, June 24, July 29, August 26, September 30, October 28, and November 25. If some meetings are found to be unnecessary, they can be cancelled.

Township Recreation Plan: Tom K. suggested that the TPC members review the Plan and make notes for potential revisions. He will download and review the current MDNR Recreation Plan guidelines.

Public Comment: Jack informed those present that Huron Pines has a meeting next Saturday at Treetops Resort.

Bernie suggested that a "Handicap Parking" sign is needed at the north entrance ramp to the Township Hall.

Adjourn: There being nothing further to discuss, John made a motion to adjourn the meeting. Lori seconded, and Judi adjourned the meeting at 8:20 PM. The next scheduled meetings of the Planning Commission are at 7:00 PM on February 25, March 25, April 29, June 24, July 29, August 26, September 30, October 28, and November 25, 2013.



ESTABLISHED 1875

*Otsego*  
COUNTRY

M I C H I G A N

*Department of  
Land Use Services*

1068 Cross St • Gaylord, MI 49735  
Phone (989)731.7420 • Fax (989)731.7429  
[www.otsegocountymi.gov](http://www.otsegocountymi.gov)

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March 8, 2013

**RE: AR/FR Setbacks/Schedule of Dimensions**

Staff Recommendation:

Otsego County Land Use Services recommends the setbacks for the AR/Agricultural Resource District and the FR/Forest Recreation District remain as set forth in the current Schedule of Dimensions, Otsego County Zoning Ordinance.

Vern Schlaud, Director  
Otsego County Land Use Services

# Otsego County Zoning Ordinance Proposed Changes

March 1, 2013

## Proposed Changes

### New Section Numbers

Three (3) new sections were added/Section 14, 15 and 16 [Reserved for Future Zoning Districts]

All following sections renumbered, advanced by three (3)

Table of Contents corrected/Page numbering corrected/Document name and version added to footer

4.1.8.1:	Indention	
4.2.5.1:	Formatting	
4.2.5.2, 4.2.5.5:	Indention	
4.2.8:	Permit criteria include Article 18.46.2 - Permit criteria include Article 18.46	No brackets (21.46)
5.1.4.1:	Reference 18.12.5 through 18.12.9 – 18.12.5 through 18.12.7 Linked to 18.12	(21.12)
5.2.7:	Permit criteria include Article 18.46.2 - Permit criteria include Article 18.46	No brackets (21.46)
6.1.5:	Reference Article 5.1.5 – 5.1.4	
6.1.7:	Travel trailers - Temporary Recreational Housing/Travel trailers Permit criteria include Article 18.33	(21.33)
6.2.6:	Permit criteria include Article 18.46.2 - Permit criteria include Article 18.46	No brackets (21.46)
7.1.5:	Article 5.1.4 changed to Article 4.1.8 and 5.1.4	
7.2.2:	Article 18.12 changed to 18.11	(21.11)
7.2.9:	Permit criteria include Article 18.46.2 - Permit criteria include Article 18.46	No brackets (21.46)
8.1.16:	Permit criteria include Article 18.46.2 - Permit criteria include Article 18.46	No brackets (21.46)
8.2.13:	Article 4.2.7 and 18.11 changed to 4.2.5 and 18.11	(4.2.5 and 21.11)
8.2.16:	Surface mining (gravel, sand, etc) - Surface mining gravel, sand, clay, topsoil or marl [See Article 21.25 for criteria]	(24.25)
9.1.24:	Permit criteria include Article 18.46.2 - Permit criteria include Article 18.46	No brackets (21.46)
9.2.17:	Surface mining (gravel, sand, etc) - Surface mining gravel, sand, clay, topsoil or marl [See Article 21.25 for criteria]	(24.25)
9.2.20:	Spacing	
9.2.21:	[See Article 18.46]	(21.46)
9.2.23:	[See Article 18.46]	(21.46)
10.1.18:	[See Article 18.46]	(21.46)
10.2.6:	Permit criteria include Article 18.46.2 - Permit criteria include Article 18.46	No brackets (21.46)
11.1.13:	Permit criteria include Article 18.46.2 - Permit criteria include Article 18.46	No brackets (21.46)
11.1.15:	[See Article 18.46]	(21.46)
11.2.11:	Permit criteria include Article 18.46.2 - Permit criteria include Article 18.46	No brackets (21.46)
12.1.23:	Permit criteria include Article 18.46.2 - Permit criteria include Article 18.46	No brackets (21.46)
13.1.5:	Deleted item-Renumbering follows	
13.1.11:	Permit criteria include Article 18.46.2 - Permit criteria include Article 18.46	No brackets (21.46)
13.1.12:	[See Article 18.46]	(21.46)
13.2.3:	County Rural Zoning Enabling Act – Michigan Zoning Enabling Act (Public Act 110 of 2006)	
13.2.7:	Special Use added-Surface mining of gravel, sand, clay, topsoil or marl [See Article 21.25 for criteria] –Renumbering follows	
13.2.18:	Permit criteria include Article 18.46.2 - Permit criteria include Article 18.46	No brackets (21.46)

- 14.1 Table: Note a – Formatting
- 15.2: **SECTION 15.2 SHORELAND BUILDING SETBACKS (18.2)**  
Buildings and structures, including satellite dishes, shall not be constructed or placed within the shoreland. - Buildings and structures, with the exception of satellite dishes, shall not be constructed or placed within the shoreland.
- 15.10.6: Reference 15.10.6 – 15.11 S-2 (18.11 S-2)
- 16.2: **SECTION 16.2 APPLICATION AND FEES (19.2)**  
An application for a special use permit shall be made by filing with the zoning administrator seven (7) copies of a completed application form, including all required information and the fees established by the County Board of Commissioners to cover the costs of processing the application. No part of any fee shall be refundable. - An application for a special use permit shall be made by filing with the zoning administrator one (1) paper copy and one (1) PDF electronic copy (or similar file format) of a completed application form, including all required information and the fees established by the County Board of Commissioners to cover the costs of processing the application. No part of any fee shall be refundable.
- 16.3.6, 16.3.7: Reference Section 16.8 – Section 16.7 (19.7)
- 16.6: Reference Section 16.8 – Section 16.7 (19.7)
- 16.9: Reference Section 16.12 – Section 16.10 (19.10)
- 16.10.1.6: Reference to (a) through (e) - 16.10.1.1 through 16.10.1.5 (19.10.1.1 through 19.10.1.5)
- 16.10.2, 16.11.2: Reference to subsection (a) above – 16.10 above (19.10 above)
- 17.3.4: Change the word 'he' in the last sentence - be
- 17.3.6: Period added
- 18.5-18.9: New language added 18.8 Drive through Facilities...-Renumbering follows (21.4-21.9)
- 18.11: R1, R2, R3 and RR added
- 18.18: **18.18.1 PURPOSE – 18.18.1 Purpose (21.18.1 Purpose)**
- 18.18.2.1: Font size 'mulched' -mulched
- 18.18.2.2: Indention
- 18.21: Table centered after 18.21.2 (21.21.2)
- 18.27.9: Spacing
- 18.27.11: Table centered after 18.27.11 (21.27.11)
- 18.27.13, 18.27.14: Formatting
- 18.27.15: New language-All parking in the Highway Interchange Commercial District... (21.27.15)
- 18.32.2: Change the word 'fifth' – fifty and 'foot yards' - feet
- 18.38: Indention
- 18.46.2.7: Reference to Type A site plan – site plan
- 18.46.7: Conditions lettered (a-e)
- 18.46.2.7: Conditions lettered (a-e)
- 18.46.5: Section 18.45 – Section 18.46 (21.46)
- 18.47.5.2: Reference in f. /2. – 18.47.5.1 (s) - deleted/non existent
- 19.4.4: Indention
- 20.2: Applicant - Planning Commission
- 20.2.3: Reference to Type A site plan – site plan
- 20.6: Numbering
- 22.3.1: Formatting
- 22.3.2.1, 22.3.2.2, 22.3.2.3, 22.3.2.4: Formatting
- 22.4.2: Number adjustment
- 24.1.2: Spacing
- 24.2: Reference to Article 2.2/typo– Article 23.2 (26.2)
- Preamble, Definitions, 18.46, 20, 21.1.1.3, 21.1.10, 21.2.5: Comprehensive Plan - Master Plan (21.46, 23, 24.1.1.3, 24.1.10, 24.2.5)

## HYPERLINKS:

Article 2 Definitions:

APARTMENTS: [SEE DWELLING, MULTIPLE FAMILY]

MANUFACTURED HOME: [SEE MOBILE HOME]

Article 3.1: Districts linked individually

Article 3.7: Article 2 – *Article 21*, Article 20 linked (Now *23*, Article 21/Now *24*)

## Irrevocable Letter of Credit – What they do

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**From:** John M. Burt [<mailto:jburt@otsegocountymi.gov>]  
**Sent:** Tuesday, January 22, 2013 9:01 AM  
**To:** Rhoads, Darren  
**Subject:** Irrevocable Letter Question

Hi Darren.

I have a question on irrevocable letters. For gravel mining, the County Zoning Ordinance requires a cash deposit, certified check, surety bond, or irrevocable letter to ensure enough funding is available to clean up the site at the end of the project. We are going through an update of the language in the Ordinance. The Planning Commission wonders what would happen with the letter if an LLC gave an irrevocable letter of credit but then went bankrupt and cease to exist by the end of the project. Would the letter be worth anything at that point? They are wondering whether they should take that option out of the ordinance. Thanks in advance for your input.

John

## Irrevocable Letter of Credit – What they do

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**From:** Nick Florian [mailto:Nick.Florian@Citizensbanking.com]  
**Sent:** Tuesday, January 22, 2013 9:28 AM  
**To:** John M. Burt  
**Subject:** RE: Irrevocable Letter Question

John,

Very simply, it doesn't matter what happens to the business. The letter is valuable because that is the assurance to you for remedy as long as it has not expired.

Think of it this way - the bank is making a credit decision on the client when they underwrite an ILOC and perform their due diligence. The bank reviews an ILOC no differently than they review clients for a loan.

Thus the bank in essence assumes the risk on behalf of that business owner when an ILOC is issued to you as the beneficiary.

Regards,

*Nick Florian*  
Community President

Commercial Relationship Manager

### **CITIZENS BANK**

100 E. Main St, Gaylord, MI 49735

Office (989)731-7332 Fax (989)732-8404

Mobile (989)370-8831

[www.citizensbanking.com](http://www.citizensbanking.com)

**From:** John M. Burt [mailto:jburt@otsegocountymi.gov]  
**Sent:** Tuesday, January 22, 2013 9:01 AM  
**To:** Nick Florian  
**Subject:** Irrevocable Letter Question

Hi Nick.

I have a question on irrevocable letters. For gravel mining, the County Zoning Ordinance requires a cash deposit, certified check, surety bond, or irrevocable letter to ensure enough funding is available to clean up the site at the end of the project. We are going through an update of the language in the Ordinance. The Planning Commission wonders what would happen with the letter if an LLC gave an irrevocable letter of credit but then went bankrupt and cease to exist by the end of the project. Would the letter be worth anything at that point? They

## Irrevocable Letter of Credit – What they do

---

are wondering whether they should take that option out of the ordinance. Thanks in advance for your input.

John

Visit <http://citizensbanking.com>

Notice: This email (including any attachments) is privileged and confidential. If you have received this email in error, notify me immediately. Any use, distribution or copying of this email and any attachments is prohibited. This email and its contents are not intended to constitute an electronic signature.

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**From:** Rhoads, Darren [mailto:Darren.Rhoads@chemicalbankmi.com]  
**Sent:** Tuesday, January 22, 2013 2:57 PM  
**To:** John M. Burt  
**Subject:** RE: Irrevocable Letter Question

John, disregard my earlier comment see our Sr. Lenders Comment. Do not remove.

Darren,

An irrevocable letter is just that. The commitment is irrevocable until maturity and is actually a liability of the bank not who it is issued for. The short answer is that the bank would be required to pay the claim at the time the letter is presented. A similar scenario has actually happen previously in my career. The principal actually passed away and the estate was unable to fulfill the contract requirements. Chemical Bank paid the claim as mandated under the Uniform Commercial Code.

Randy

**R. Darren Rhoads**

1<sup>st</sup> VP/Retail Sales Manager

Chemical Bank, Sunrise and Northern Community Banks

[Darren.Rhoads@ChemicalBankMI.com](mailto:Darren.Rhoads@ChemicalBankMI.com)

700 W. Houghton Ave

West Branch, MI 48661

T: 989 705 2992 VOIP 54451

## **ARTICLE 24 TOWNSHIP PARTICIPATION IN COUNTY ZONING**

It having been established that the Township units of government in Otsego County are desirous of actively participating in zoning amendment and zoning procedures; and Otsego County having determined that such participation is needed in the zoning process,

NOW, THEREFORE, IT IS HEREBY DECLARED to be the policy of Otsego County that no zoning decision (with respect to those matters hereinafter set forth) affecting any particular township shall be made without the direct participation of said township so affected in accordance with the following procedures:

- 24.1 When a Petition is filed with the Otsego County Planning Commission with respect to any of the four types of requests listed below, then the procedure specified in 24.2 shall be followed prior to a decision being rendered by the County Planning Commission or the County Zoning Board of Appeals:
  - 24.1.1 Changes in zoning district boundaries;
  - 24.1.2 The approval of Uses Subject to Special Conditions, Special Approval Uses, and Special Land Uses;
  - 24.1.3 The approval of Planned Unit Developments, all condominium projects, and all subsequent phases of an approved phased development;
  - 24.1.4 Any appeal of an administrative decision, Ordinance interpretation, or variance.
- 24.2 Prior to a hearing by the County Planning Commission, the Otsego County Zoning Administrator shall forward, by certified or first class mail, said written petition to the township clerk of the township within which the property associated with the petition is located and shall execute and file an Affidavit of Mailing such petition.

Upon the approval or disapproval of the petition by the affected township, said township's clerk shall notify, in writing, the petitioning party and the Otsego County Zoning Administrator of the Township Board's decision. The Petition shall then be acted upon, with due regard to the affected Township's decision, by the Otsego County Planning Commission in conformance with this Ordinance.

In like manner, and under the same conditions, authority, and rule of policy, the Otsego County Board of Appeals, shall make no rule, interpretation or determination on any matter pertaining to a zoning variance (Article 2.2.) affecting any particular township, without the Otsego County Zoning Administrator first forwarding, by certified or first class mail, said written petition to the township clerk of the township to be affected by said petition; the Zoning Administrator shall execute and file an Affidavit of Mailing as to such petition.

The affected township shall take some official action to notify the county Zoning Administrator of its decision within 40 days after having received the written petition. The township may take an additional 30 days to study the matter and take action thereon; but it shall file written notice with the Zoning Administrator within the original 40 days of its intention to take the additional time. It shall be presumed that the township waives its right to act if no action is taken within the applicable time period(s).

Township participation in the zoning amendment and zoning decision procedures shall only apply to those townships which file notice with the Otsego County Zoning Administrator stating their desire to proceed under the provision of this article.

Prior to a hearing on an application for Special Land Use approval of wireless communication equipment submitted pursuant to subsection 2 and subsection 8 of section 3514 of the Michigan Zoning Enabling Act, the Otsego County Zoning Administrator after determining that the application is administratively complete, shall forward, by certified or first class mail, said application to the township clerk of the township within which the property associated with the application is located and shall execute an Affidavit of Mailing such application.

Upon approval or disapproval of the application by the affected township, said township's clerk shall notify, in writing, the applicant and the Otsego County Zoning Administrator of the Township Board's decision. The application shall then be acted upon, with due regard to the affected township's decision, by the Otsego County Planning Commission in conformance with this Ordinance.

With respect to an application for Special Land Use approval of wireless communications equipment submitted pursuant to subsection 2 of section 3514 of the Michigan Zoning Enabling Act, the affected township shall notify, in writing, the applicant and the Otsego County Zoning Administrator of the Township Board's decision within 30 days of receiving the application. It shall be presumed that the affected township waives its right to act if no action is taken within the applicable time period. The Otsego County Planning Commission is required to approve or deny the application not more than 60 days after the application is considered to be administratively complete.

With respect to an application for Special Land Use approval of wireless communication equipment submitted pursuant to subsection 8 of section 3514 of the Michigan Zoning Enabling Act, the affected township shall notify, in writing, the applicant and the Otsego County Zoning Administrator of the Township Board's decision within 60 days of receiving the application. It shall be presumed that the affected township waives its right to act if no action is taken within the applicable time period. The Otsego County Planning Commission is required to approve or deny the application not more than 90 days after the application is considered to be administratively complete.

Upon the approval or disapproval of the petition by the affected township, said township's clerk shall notify, in writing, the petitioning party and the Otsego County Zoning Administrator of the Township Board's decision. The petition shall then be acted upon with due regard to the affected Township's decision by the Otsego County Zoning Board of Appeals in conformance with this ordinance.

February 27, 2013

Mr. Vern Schlaud  
Interim Director County Land Use Service  
1068 Cross St.  
Gaylord, Mi 49735

Mr. Randy Stults  
Chairperson Otsego County Planning Commission

Dear Mr. Schlaud and Mr. Stults:

At its February 3, 2013 meeting, the Otsego Lake Township Planning Commission reviewed the Otsego County Zoning Ordinance for compatibility and incorporation with the proposed Highway Interchange District. To implement the Highway Interchange District, our commission recommends the proposed changes to the Otsego County Zoning Ordinance:

1. Section 3.1, the Highway Interchange District (HX) should be included in the list of non-residential districts.
2. Section 18.38, the recommended changes are not intended to modify or change the sign ordinance other than to incorporate or include the Highway Interchange District (HX) into this section.
  - 18.38.1.3, add HX; add HX to 18.38.1.3 section A
  - 18.38.1.5, add HX
3. Section 18.42.2.1, add HX
4. Section 18.47.2e, the Sound Pressure Table needs to be updated for HX
5. Section 18.47.3f, the Sound Pressure Table needs to be updated for HX
6. Section 18.47.4g, the Sound Pressure Table needs to be updated for HX

We hope these suggestions help the county with its review of the proposed Highway Interchange District.

Sincerely,



Nora Corfis  
Secretary  
Otsego Lake Township Planning Commission

# Otsego County Planning Commission 2012 Annual Report to the Otsego County Board of Commissioners

This report is submitted as required under the Michigan Planning Enabling Act, Act 33 of 2008, MCL 125.3819 (2).

**125.3819 Bylaws; adoption; public record requirements; annual report by planning commission.**  
Sec. 19. (1) A planning commission shall adopt bylaws for the transaction of business, and shall keep a public record of its resolutions, transactions, findings, and determinations.  
(2) A planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

## 2012 Planning Commission Cases

**January:** Site Plan review of a site condominium in lieu of a land division in Kokozen subdivision/PZ11-240 Maitland/A&G Vacation Properties LLC.

**February:** Site Plan review of the Otsego County Groen Nature Preserve/Phase One/SPR12-001.

**May:** Lake Lodge LLC/Welcome Center removed from agenda by applicant/PZ12-040.

**September:** Site Plan review for Behling/Agricultural Equipment Auction as a permitted use in an AR zoning district/PSPR12-003.

**October:** Otsego County Capital Improvement Plan for 2013-2018 was presented.

## Other Activities

**January:** Section 18.25/*Mining* forwarded to Townships for input on changes.

**February:** Assisted Living Facilities Committee presented a report with suggested changes.

**March:** Section 18.18/*Table I: Planting Buffer Yard*, Section 18.27/*Parking*, and Article 14/*Table 14.1* forwarded to Townships for input on changes and Planning Commission By-laws were updated.

**May:** Discussion on Section 18.25/*Mining: Reclamation Costs/Performance Guarantees, Distance from Water and Setbacks/Minimum Lot Size*.

**July:** Legal counsel revisions on *Reclamation Costs/Performance Guarantees* in Section 18.25/*Mining* discussed along with *Setbacks/Minimum Lot Size* and *Distance from Water*. School Board Representative recommended to the Board of Commissioners.

**September:** Patricia Osburn discussed the criteria for issuing a mining permit near water, the Master Deed needed to fulfill the conditions for PZ11-240 Maitland/A&G Vacation Properties LLC was approved, the Assisted Living Facilities Committee was terminated and elections were held for the Planning Commission officers.

**October:** Section 18.25/*Mining* proposed language pertaining to *Distance from Water* forwarded to Townships for input on changes, requests from the ZBA to propose language for consistency in

**Otsego County Planning Commission  
2012 Annual Report**

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Section 9.2/*Permitted Uses*/AR...Section 9.2.4 and Section 18.20//*Livestock Auction Yards*...Section 18.20.2 regarding acreage, and revisions of language in both Section 18.1/*Accessory Buildings*...Section 18.1.3.1 and the definition of *Agricultural/Agricultural Use*. Northern Processing/PC-2003-09-CH-SUP has been given final approval of reclamation and the reappointment of members with expiring terms were recommended to the Board of Commissioners.

**November:** Discussion on setbacks in the FR/Forest Recreation/ and AR/Agricultural Resource districts and rezoning areas surrounding Michaywe' is in the process of being completed. A 2013 Meeting Schedule was presented.

**December:** Article 14/*Schedule of Dimensions/14.1 Table 1*, proposed setbacks in the FR/Forest Recreation and AR/Agricultural Resource districts forwarded to Townships and the 2013 Objective List was presented and approved.

Throughout the year, sub-committees work on various sections of the zoning ordinance. The Planning Commission also reviews and sets priorities with an Objective List of Zoning Ordinance sections for review and revision along with items from the Otsego County Master Plan for implementation to guide the Planning Commission and staff in activities. Ordinance revisions and development recommendations are made to the Board of Commissioner as developed during the year.

**Attendance Record of Planning Commission Meetings**

ATTENDANCE FOR THE CALENDAR YEAR 2012

Member	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
K. Arndt	X	X	X	--	A	--	X	--	X	X	A	X
K. Borton	X	X	A	--	X	--	A	--	X	X	X	X
W. Brown			X	--	A	--	X	--	X	A	X	X
Paul Hartmann	A	X	A	--	X	--	X	--	X	X	X	A
Gary Hendershot	X	X	A	--	X	--	X	--	A	X	X	X
J. Hilgendorf	A	A	X	--	A	--	X	--	A	A	X	X
J. Jarecki	A	X	X	--	X	--	X	--	X	X	X	X
C. Klee	A	X	X	--	X	--	X	--	X	X	X	X
M. Mang	X	A	X	--	X	--	X	--	X	A	X	X
F. Nowak	X	X	X	--	X	--	X	--	A	A	X	X
R. Stults	X	A	X	--	X	--	X	--	X	X	X	X

X = Attended  
A = Absent  
-- = Meeting canceled

**Member Training**

Members attend various training throughout the year.

**Planning Commission Members**

The Planning Commission Members as of January 1, 2012 are:

Ken Arndt: Term expires 12.31.2014 (*Vice Chairperson*)  
 Ken Borton: Board of Commissioner Representative (*Secretary*)  
 Willard Brown: Term expires 12.31.2013/*Appointed March 13, 2012*

**Otsego County Planning Commission  
2012 Annual Report**

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**Planning Commission Members continued:**

Mike Colosimo:	<i>Resigned January 23, 2012 PC meeting</i>
Paul Hartmann:	Term expires 12.31.2015
Gary Hendershot:	Term expires 12.31.2013
Jim Hilgendorf:	Term expires 8.25.2015 <i>(School District Representative)</i>
Judith Jarecki:	Term expires 12.31.2015
Charles Klee:	Term expires 12.31.2014
Mike Mang:	Term expires 12.31.2015
Frances Nowak:	Term expires 12.31.2014
Randy Stults:	Term expires 12.31.2013 <i>(Chairperson)</i>

Respectfully submitted,

OTSEGO COUNTY PLANNING COMMISSION