

OTSEGO COUNTY PLANNING COMMISSION

AGENDA
August 19, 2013
6:00 PM

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

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MINUTES: From June 17, 2013 meeting
5. CONSENT AGENDA: None
6. OTHER:
7. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA:
(Please identify yourself for the record. All comments will be limited to two (2) minutes)
8. PUBLIC HEARINGS:
 1. *Otsego County Capital Improvement Plan 2014-2019*
9. ADVERTISED CASES:
 1. *Otsego County Capital Improvement Plan 2014-2019*
10. UNFINISHED COMMISSION BUSINESS:
 - 1.
11. NEW BUSINESS:
 - 1.
12. REPORTS AND COMMISSION MEMBER'S COMMENTS
 1. Elections will be held at September's meeting.
13. ADJOURNMENT

Otsego County Planning Commission

PROPOSED Minutes for June 17, 2013

Call to Order: 6:00 pm by Chairperson Stults

Pledge of Allegiance

Roll Call:

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

Absent: Mr. Borton

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

Public Present: Gloria Torello, John Arevalo

Consent Agenda: None

Approval of minutes from March 18, 2013:

Motion made to approve minutes as written by Mr. Brown; Seconded by Mr. Klee.

Motion approved unanimously.

Other: None

Public participation for items not on the agenda:

Mr. Arevalo and Ms. Torello, residents of Elmira Township, questioned the conditions placed on Special Use Permit/PSPR12-003 for Boyne Valley Auctions. Mr. Arevalo had made a previous complaint concerning noise and Mr. Schlaud, Land Use Director, explored the issue. Mr. Schlaud did not find the noise to be intrusive but discussed it with the owners and they stated they would adjust their speakers. Mr. Schlaud stated he would investigate any future complaints.

Unfinished applicant business: None

Public Hearing:

1. *Michaywe' Boundaries-Rezoning area surrounding Michaywe' to coincide with existing zoning*
Parcels involved in the rezoning:

010-034-200-025-01	Glen A & Jeanne Catt	463 Charles Brink Rd
010-034-200-025-02	Bernadette Seidell Trust	477 Charles Brink Rd
010-034-200-010-50	Matthew T Feldpausch	59 Charles Brink Rd
010-034-200-005-00	First Presbyterian Church	513 Charles Brink Rd
010-034-200-010-01	First Presbyterian Church	Vacant
010-034-200-040-01	Up North Camping LLC	5101 Campfires Pkwy

Public Hearing Open: 6:17 pm
Public Hearing Closed: 6:17 pm

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2. Highway Interchange Zoning District as a separate zoning district

Chairperson Stults stated the Highway Interchange District was a new district added to the Otsego County Zoning Ordinance.

Public Hearing Open: 6:17 pm
Public Hearing Closed: 6:17 pm

3. Otsego Lake Township revisions concerning Highway Interchange District/Article 3, Article 18

Chairperson Stults stated the revisions for the Highway Interchange District included additions in Article 3/Zoning Districts and Maps and Article 18/Section 18.38/Signs and Billboards.

Public Hearing Open: 6:18 pm
Public Hearing Closed: 6:18 pm

4. Proposed changes to Zoning Ordinance/Grammatical/punctuation errors, formatting errors, added sections, obsolete references...

Chairperson Stults stated the proposed changes were in connection to the cleanup and corrections of the Zoning Ordinance and the addition of three (3) sections.

Public Hearing Open: 6:19 pm
Public Hearing Closed: 6:19 pm

Advertised Cases:

1. Michaywe' Boundaries-Rezoning area surrounding Michaywe' to coincide with existing zoning

Parcels involved in the rezoning:

010-034-200-025-01	Glen A & Jeanne Catt	463 Charles Brink Rd
010-034-200-025-02	Bernadette Seidell Trust	477 Charles Brink Rd
010-034-200-010-50	Matthew T Feldpausch	59 Charles Brink Rd
010-034-200-005-00	First Presbyterian Church	513 Charles Brink Rd
010-034-200-010-01	First Presbyterian Church	Vacant
010-034-200-040-01	Up North Camping LLC	5101 Campfires Pkwy

Chairperson Stults stated the rezoning of the surrounding areas of Michaywe' had begun in 2006 and the above parcels were the last of these parcels for rezoning. He also stated parcel #010-034-200-040-01, the KOA Campground, was to remain part of the PUD/Planned Unit Development.

Mr. Hilgendorf made the following motion; Seconded by Ms. Nowak.

The Planning Commission recommends the Otsego County Board of Commissioners amend the zoning map so that the following properties south of Charles Brink Road do not have the PUD/Planned Unit Development overlay and amend the zoning for these parcels to RR/Residential Recreation, the same zoning as the surrounding area to the north and east of Michaywe'.

010-034-200-025-01	463 Charles Brink Rd
010-034-200-025-02	477 Charles Brink Rd
010-034-200-010-50	59 Charles Brink Rd
010-034-200-005-00	513 Charles Brink Rd
010-034-200-010-01	Vacant

Motion approved unanimously.

Otsego County Planning Commission

PROPOSED Minutes for June 17, 2013

2. Highway Interchange Zoning District as a separate zoning district

Chairperson Stults stated the Highway Interchange District was a new district added to the Otsego County Zoning Ordinance. After discussion, Commission members agreed to the recommended changes from Townships. *(See attached document)*

The Planning Commission requested Mr. Schlaud address the definitions of 'service drives' and 'service roads' as an addition to Article 2/Definitions.

Motion made by Mr. Hartmann; Seconded by Mrs. Jarecki.

The Planning Commission recommends to the Otsego County Board of Commissioners the adoption of the Highway Interchange Zoning District as modified with the inclusion of 'service road'/'service drive' definitions, as written by Mr. Schlaud, Land Use Director, and included in Article 2/Definitions.

Motion approved unanimously.

3. Otsego Lake Township revisions concerning Highway Interchange District/Article 3, Article 18

Chairperson Stults stated the revisions added the Highway Interchange District /HX as a separate district to Article 3. Revisions also added HX to the listings of zoning districts and *Sound Pressure* tables in Section 18.47/Wind Generation.

Motion made by Mr. Hendershot; Seconded by Ms. Nowak.

The Planning Commission recommends the adoption of the changes in Article 3 and Article 18 as identified in the revisions.

Motion approved unanimously.

4. Proposed changes to Zoning Ordinance/Grammatical/punctuation errors, formatting errors, added sections, obsolete references...

Motion made by Mr. Hendershot; Seconded by Ms, Nowak.

The Planning Commission recommends to the Otsego County Board of Commissioners the adoption of the amendments to the miscellaneous cleanup changes as identified.

Motion approved unanimously.

New printed copies of the Otsego County Zoning Ordinance will be available for all Planning Commission and Zoning Board of Appeals members as well as electronic copies.

Unfinished Commission Business: None

Reports and Commission Member's Comments:

1. Highway Interchange/Sound Pressure Table Additions/Section 18.47 HX references

This item was included in the discussion above for Highway Interchange.

2. Article 14/Schedule of Dimensions-Highway Interchange Addition

Chairperson Stults explained the table previously sent to townships was not complete and requested sending it out for input so the recommendation to the Board of Commissioners of all items pertaining to the Highway Interchange District could be presented at once.

3. Recent Board of Commissioners decisions/Section 9.2.4 Livestock Auction Yard/18.20, Section 8.3.1/Accessory Buildings, Article 14/Schedule of Dimensions/AR & FR setbacks

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Mr. Schlaud stated the Board of Commissioners approved the recommendations for Section 9.2.4/18.20 and Section 8.3.1. They disapproved the setback changes for the AR/Agricultural & FR/Forest Recreational Districts. Chairperson Stults and Mr Schlaud stated they had answered the questions asked of them and the Commissioners had decided against the recommendation. There was some displeasure from Planning Commission members.

Adjournment: 8:21 pm by Chairperson Stults

Christine Boyak-Wohlfeil, Recording Secretary

Ken Borton, Planning Commission Secretary

PROPOSED

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ARTICLE ZZ HIGHWAY INTERCHANGE COMMERCIAL DISTRICT

INTENT:

The Highway Interchange Commercial land use category includes areas designated for commercial development, which are primarily Interstate access dependent. This district primarily serves thru traffic and tourist needs. Uses that are consistent with these areas include, but are not limited to, gasoline stations, lodging facilities, entertainment facilities, restaurant facilities, and similar tourist related developments, as well as warehouses, storage buildings, wholesale facilities and other similar uses. ~~The automobile dependent uses should ideally be located along roadways, with the other larger Interstate dependent uses located behind and accessed by service drives.~~ **This district is intended to serve traffic entering or leaving the Interstate.** These areas may require municipal water and sewer services and/or other comparable forms of water and sewer services with approval by the municipality and District Health Department.

ZZ.1 PRINCIPAL USES PERMITTED anywhere in the zoning district.

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

- ZZ.1.1 Existing residences
- ZZ.1.2 Banks and financial institutions, **except those with drive-through service**
- ZZ.1.3 Office buildings for administrative, professional, governmental and sales offices
- ZZ.1.4 Medical and dental offices, including clinics
- ZZ.1.5 Public Schools under the jurisdiction of the Michigan superintendent of public instruction
- ZZ.1.6 Indoor theaters, halls, and similar places of assembly
- ZZ.1.7 Bowling alleys, pool parlors or billiard parlors
- ZZ.1.8 Indoor archery range
- ZZ.1.9 Tavern/night clubs
- ZZ.1.10 Restaurants ~~without~~ **except those with** drive-through service
- ZZ.1.11 Bus stations and passenger terminals

PRINCIPAL USES PERMITTED in the zoning district only when access is from a service road. Access shall not be off ~~of~~ Marlette Road in Otsego Lake Township and Mills Street in Corwith Township.

- ZZ.1.12 Any generally recognized retail business within an enclosed building under one hundred thousand (100,000) square feet.
- ZZ.1.13 Offices and showrooms of plumbers, electricians, decorators or similar trades, without outdoor storage
- ZZ.1.14 Rental shops without outdoor storage
- ZZ.1.15 Athletic or sports facilities and health clubs, indoor only
- ZZ.1.16 Places of worship
- ZZ.1.17 Lumber yards and building material suppliers within enclosed building(s)
- ZZ.1.18 Businesses ~~and restaurants~~ **including those** with drive-through service
- ZZ.1.19 Wireless Telecommunications Towers and Facilities one hundred ninety (190) feet or less in height without lights Permit criteria include Article 18.46.2
- ZZ.1.20 Wholesale sales, storage and distribution facilities including accessory retail sales, but excluding storage of flammable or hazardous materials Outside storage shall be fenced and screened.
- ZZ.1.21 Truck and rail freight terminals, including warehousing
- ZZ.1.22 Vehicle service and storage centers for trucks, watercraft, truck trailers, and miscellaneous motorized vehicles Outside storage shall be fenced and screened.

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ZZ.1.23 Lumber yards, building, construction material suppliers and home improvement centers without outside storage

ZZ.1.24 Bottling works, food packaging and freezer plants

ZZ.1.25 Equipment reconditioning indoors on an impervious surface

ZZ.1.26 Nursery sales and garden supply centers within enclosed building and without outside clay area(s)

ZZ.1.27 Construction and utility service contractors storing heavy equipment with inside storage only

ZZ.1.28 Storage buildings consisting of building(s) with the purpose of commercial and/or private storage. A storage building shall not be used in any form as a residence.

ZZ.1.29 Mini-storage buildings consisting of separate storage rooms rented or leased by the month

ZZ.1.30 Utilities - All utilities and service structures when their operating requirements necessitate locating the facilities within the district in order to serve the immediate vicinity (storage yards excluded) shall be located underground except where above ground equipment such as transformers, control panels, services connections and meters are required. All above ground equipment shall be located at the rear of the building. Permitted criteria includes Article 18.10 regarding screening and fences

ZZ.2 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS anywhere in the zoning district. The following uses may be permitted, subject to the conditions herein imposed for each use, the review standards of Article 16 and only after the review and approval of the site plan by the Planning Commission. (See Article 18 for applicable specific Requirements for Certain Uses, if any and Article 20 for site plan requirements.)

ZZ.2.1 Motels, hotels, motor inns, cabin courts, bed and breakfast facilities, tourist lodging facilities and museums

ZZ.2.2 Gasoline service stations for sale of motor fuels, oil and minor accessories

ZZ.2.3 Car wash subject to waste water treatment conditions

ZZ.2.4 Sales, rental, and service centers for vehicles, watercraft, and/or motor homes and travel trailers, including new or used automobiles, motor bikes, bicycles, watercraft, ATV's, campers, snowmobiles, utility trailers provided:

ZZ.2.4.1 Ingress and egress to the use shall be at least sixty (60) feet from the intersection of any two streets.

ZZ.2.4.2 The arrangement of vehicles stored in the open shall be uniform, following the patterns established for off-street parking lots.

ZZ.2.4.3 No sales or display shall occupy any public street or road right-of-way and further, must be set back at least twenty (20) feet from the front property line.

ZZ.2.4.4 The use of a display model for a business office is permissible provided it is connected to sanitary and water facilities and approved by the County Health Department.

ZZ.2.4.5 Emergency access routes must be maintained in the display area.

PERMITTED USES SUBJECT TO SPECIAL CONDITIONS in the zoning district only when access is from a service road. Access shall not be off ~~of~~ Marlette Road in Otsego Lake Township and Mills Street in Corwith Township.

ZZ.2.5 Retail uses over one hundred thousand (100,000) square feet

ZZ.2.6 Offices and showrooms of plumbers, electricians, decorators or similar trades, with

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outdoor storage

ZZ.2.7 Rental shops with outdoor storage

ZZ.2.8 Nursery sales and garden supply centers with outdoor display areas

ZZ.2.9 Lumber yards, building material suppliers, and home improvement centers, with outdoor storage

ZZ.2.10 Rifle or pistol ranges when within a completely enclosed building as an accessory use

ZZ.2.11 Auto repair garages or auto body shop, including wrecker service, provided that outdoor storage of vehicles under repair be confined to the rear yard and screened from view

ZZ.2.12 Sales, rental, and service centers for mobile home, modular home, manufactured homes, or farm equipment provided:

ZZ.2.12.1 Ingress and egress to the use shall be at least sixty (60) feet from the intersection of any two streets.

ZZ.2.12.2 The arrangement of vehicles stored in the open shall be uniform, following the patterns established for off street parking lots.

ZZ.2.12.3 No sales or display shall occupy any public street or road right-of-way; and, further, must be set back at least twenty (20) feet from the front property

ZZ.3 DEVELOPMENT REQUIREMENTS

ZZ.3.1 Mechanical Equipment. All units and appliances for air conditioning, HVAC systems, high voltage electrical systems, exhaust pipes or stacks, elevator housing and satellite dishes or telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties, by using walls, fences, roofline elements, penthouse-type screening devices or landscaping. Outdoor wood burning equipment (stoves/furnaces) is prohibited.

ZZ.3.2 Services Access. A designated loading space shall be reserved at the rear of the building. The Planning Commission ~~upon demonstration by the applicant that through traffic flow and access to neighboring uses will not be disrupted~~ may permit loading from secondary streets **if applicant demonstrates that traffic flow and access to neighboring uses will not be disrupted.**

ZZ.3.3 Landscaping. Landscaping is an integral part of this district and shall ~~compliment~~ **complement** the district and surrounding uses. Landscaping shall comply with the provisions elsewhere in this ordinance.

ZZ.3.4 Sidewalks. The property owners shall provide sidewalks. Sidewalks shall conform to placement and level of adjacent neighborhood sidewalks or be located one (1) foot inside the street right-of-way along all streets abutting the property. Sidewalks shall be a minimum of sixty (60) inches wide, or the width of adjoining sidewalks as approved during site plan review. Greater width may be required during site plan review.

CAPITAL IMPROVEMENTS PROGRAM



OTSEGO COUNTY CAPITAL IMPROVEMENT PLAN 2014-2019

Approved by the Planning Commission on _____
Adopted by the Board of Commissioners on _____

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INTRODUCTION

The Michigan Planning Enabling Act requires local municipalities that have adopted a master plan to annually prepare a capital improvements program. This language is contained in Article IV, Section 65, subparts (1) and (2), which reads:

(1) To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a nonelected administrative official, subject to final approval by the legislative body. The capital improvements program shall show those public structures and improvements, in the general order of their priority that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements.

(2) Any township may prepare and adopt a capital improvement program. However, subsection (1) is only mandatory for a township if the township, alone or jointly with 1 or more other local units of government, owns or operates a water supply or sewage disposal system.

CAPITAL IMPROVEMENTS

Capital Improvements are generally additions to the County's assets, including the construction or purchase of land, buildings or facilities or major renovations of the same, and involve a substantial investment and last a long time. For purposes of this Capital Improvement Program (CIP), only the following type of projects that meet this definition of a capital improvement, are included in the program, such as:

- a. New and expanded physical facilities.
- b. The acquisition of land for a community facility.
- c. Large scale rehabilitation or replacement of existing facilities costing over \$200,000.

Inclusion of a project in this Plan fulfills the requirements of MCL 125.3861.

Limitation on Authority

This CIP is not meant to appropriate the power of the Otsego County Board of Commissioners in their duty to regulate the expenditure of County funds, but merely to provide guidance and recommendations to projects that may have a long-term impact on the community. To that end, the following limitations on authority will be observed:

- a. The Otsego County Board, its departments, and agencies have every right and an obligation to make emergency repairs without prior comment from the Otsego County Planning Commission. Information on such emergency repairs, will however, be submitted as soon as practicable to the Chairperson of the Planning Commission.
- b. Grant Applications that are attempting to obtain funds for projects that would fall under the CIP guidelines will be presented to the Planning Commission as soon as practicable.

Procedures

- a) The Capital Improvements Program Committee is charged with gathering project information for inclusion into the CIP. The Committee consists of the Chairperson of the Otsego County Planning Commission or his/her designee; the Otsego County Land Use Services Director; the Otsego County Board Chairperson or his/her designee, an additional representative of the Otsego County Planning Commission; and the Otsego County Administrator. The Otsego County Administrator will act as the CIP Coordinator, with the responsibility of coordinating data gathering.
- b) The CIP Committee will create a draft CIP.
- c) The draft CIP will be sent to the Otsego County Planning Commission for comment/changes by June 1 of each year.
- d) The Planning Commission will conduct a public hearing on the draft CIP by August 1 of each year.
- e) Planning Commission will forward draft CIP, along with recommendation, to the Otsego County Board by September 1 of each year.
- f) Otsego County Board will adopt, modify, or reject with reasons, the CIP.
- g) The Capital Improvements Program Committee will annually update the CIP, and follow the above process.

Project Prioritizing

Projects will be prioritized using the following categories:

- a) Urgent (imperative, must do)
 - Satisfies a legal obligation (legal mandate)
 - Corrects a condition dangerous to public health or safety
 - Alleviates an emergency service disruption or deficiency
 - Prevents irreparable damage to a valuable public facility

 - b) Important (essential, should do)
 - Rehabilitates or replaces an obsolete public facility or attachment to the facility
 - Stimulates economic growth and private capital investment
 - Reduces future operating and maintenance costs
 - Leverages available state or federal funds

 - c) Desirable (important, could do)
 - Provides a new or expanded level of service
 - Promotes intergovernmental cooperation
 - Enhances cultural or natural resources
-

Projects

Project Title: Gaylord Regional Airport Taxiway Rehab and Extension

Agency: Otsego County

Project Type: New Construction

Year(s) of Project: Taxiway Rehab and Extension

Project Description:

Extend an existing taxiway lane west.

Schedule:

The project will be constructed in the summer 2015

Estimated Cost: \$347,000

Basis of Cost Estimate: Preliminary Engineer Estimate

Alternative Financing:

FAA Non-primary Entitlement Grants (90.0% share): \$312,300

State Funds (5.0%): \$17,350

Local Funds (5.0%): \$17,350 to come from the Airport Capital Projects Fund.

Agency Reported Priority: Important

A new taxiway is needed to allow additional hangars to be built.

Planning Commission Reported Priority: Important

Project Title: **Gaylord Regional Airport Box Hangar**

Agency: Otsego County

Project Type: New Construction

Year(s) of Project: 2017

Project Description:

The project consists of construction of a new 60' x 60' box hangar large enough to allow for storage of a Caravan, King Air, or Citation II plane.

Schedule:

The project will be constructed in the summer 2017

Estimated Cost: \$329,000

Basis of Cost Estimate: Preliminary Engineer Estimate

Alternative Financing:

FAA Non-primary Entitlement Grants (90.0% share): \$296,100

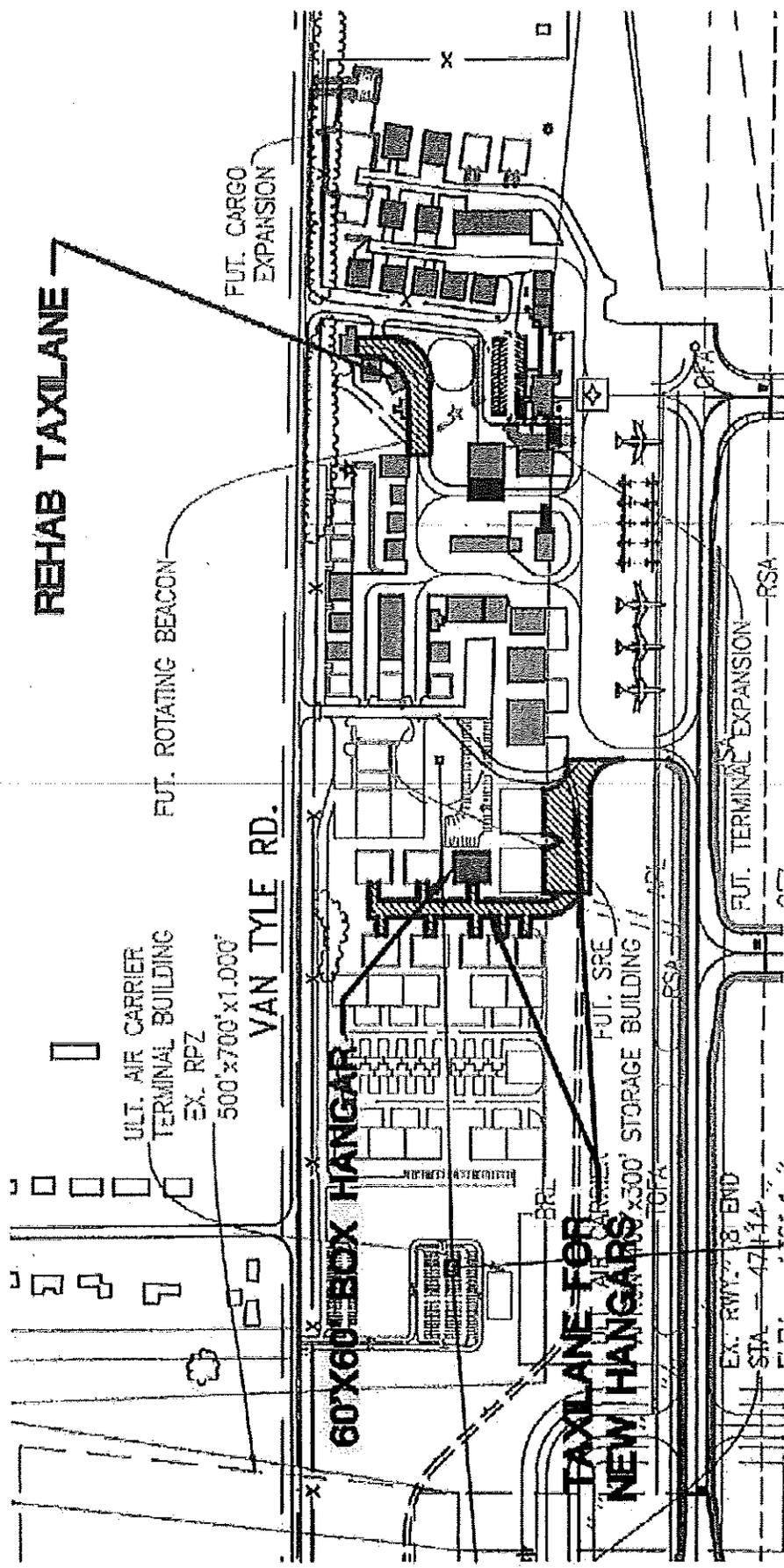
State Funds (5.0%): \$16,450

Local Funds (5.0%): \$16,450 to come from the Airport Capital Projects Fund.

Agency Reported Priority: Important

The existing facilities at the airport do not allow for storage of larger airplanes, resulting in loss revenue from hangar rentals. More importantly is that the Airport has lost out on business opportunities due to a lack of adequately sized hangars.

Planning Commission Reported Priority: Important



REHAB TAXILANE

FUT. ROTATING BEACON

FUT. CARGO EXPANSION

ULT. AIR CARRIER
TERMINAL BUILDING
EX. RPZ
500'x700'x1,000'

VAN TYLE RD.

60'x60' BOX HANGAR

TAXILANE FOR
NEW HANGARS

FUT. SRE
500' STORAGE BUILDING

EX. RWY 28 END
STA. 47+14

FUT. TERMINAL EXPANSION

RSA

RSA

RSA

Project Title: Otsego County Emergency Medical Services (OCEMS) Storage Building

Agency: Otsego County Emergency Medical Services

Project Type: New Construction

Year(s) of Project: 2014

Project Description: This project is for the construction of a new pole barn style facility north of their current facility to store equipment (trailers) that will not fit in the main building. The size is expected to be 48' x 100'.

Schedule:

It will take approximately one year to build.

Estimated Cost: \$125,000

Basis of Cost Estimate: Preliminary Estimate

Alternative Funding: Unknown at this time.

Agency Reported Priority: Urgent

The growth of the department has caught up with the building, resulting in the need for more space. Some of the equipment is being stored at the Otsego County Bus System (Haz-Mat trailers, snowmobiles, 50 bed care center) that should be closer to day to day operations in the case of an emergency. In addition, it is unknown how long the Bus System will be able to accommodate the equipment.

Planning Commission Reported Priority: Desirable

Project Title: **Otsego County Jail**

Agency: Otsego County

Project Type: New Construction

Year(s) of Project: 2015

Project Description:

A new Jail facility will eventually be needed to replace the current outdated facility located as part of the Courthouse in downtown Gaylord. The Jail Citizen Committee recommended building new 24,621 sq ft 68-bed jail at the former DNR property now owned by the County along Illinois Avenue when/if the Criminal Justice Coordinating Committee determines that jail alternative programs can no longer sufficiently alleviate overcrowding. While the DNR property is the current recommendation, other ideas including renovation of existing buildings continue to be discussed.

Schedule:

Construction will not happen until alternative jail programs can no longer sufficiently relieve the jail, and until a dedicated source of funding (millage) can be obtained. It is recommended tentatively for 2015 and will be pushed back as necessary.

Estimated Cost: \$7,800,000

Basis of Cost Estimate: Architect Estimate

Alternative Financing: Funding would likely have to come from a dedicated jail millage, which has not been passed at this time.

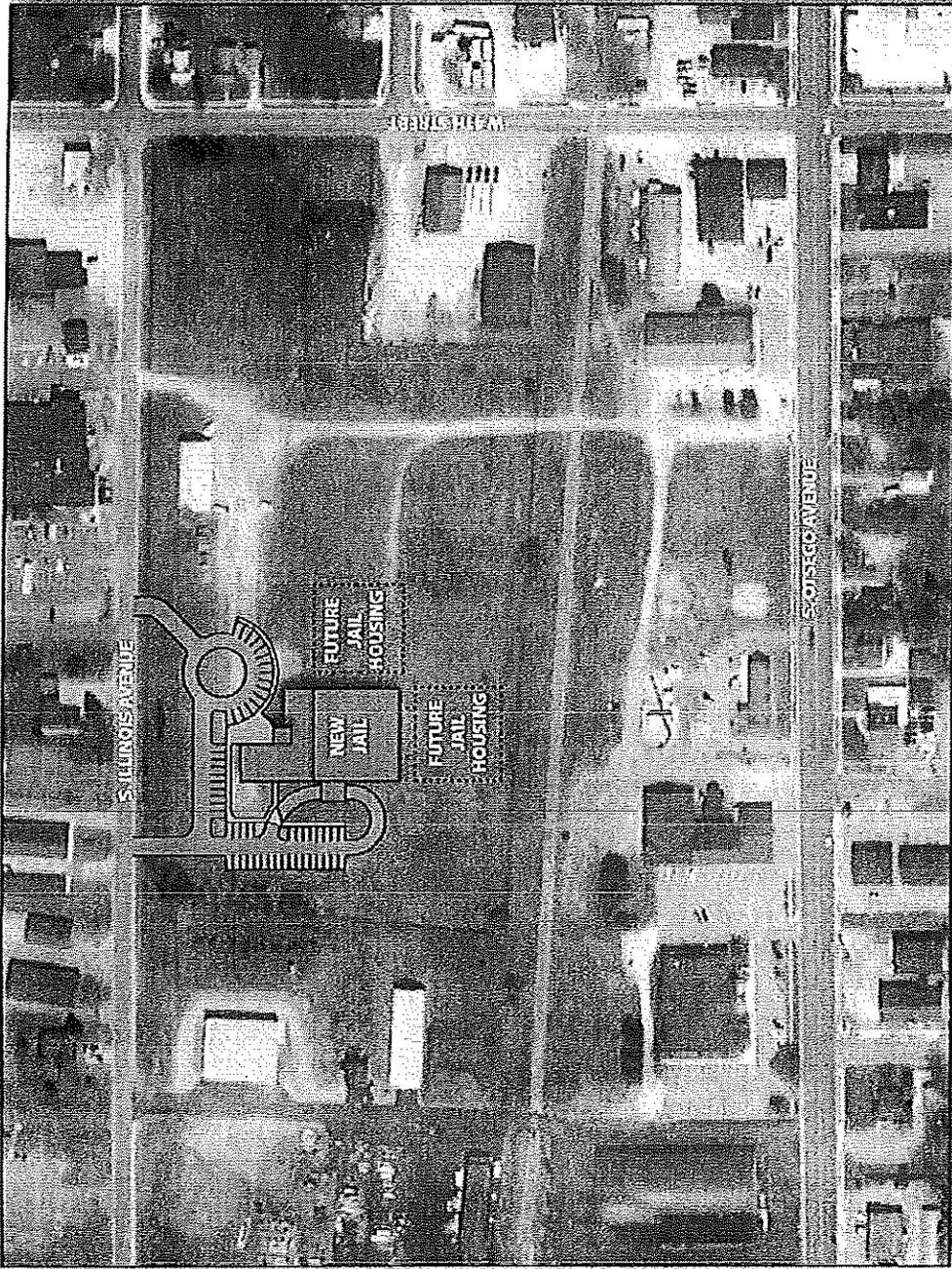
Agency Reported Priority: Urgent

Urgent: The facility will replace the current facility which is often too small to meet legal obligations. The current jail has a 34-bed capacity. The average occupancy of the jail over the last year, reported weekly, is over 38 inmates, with the highest average weekly count being 47 inmates. The Work Camp has averaged almost 15 participants sentenced in-lieu of jail. Without the Work Camp, the jail would have likely averaged over 62 inmates. In addition, there are many people sentenced to Drug Court in-lieu of jail, though no numbers are available. The size of the offender population has clearly outgrown the size of the current jail.

Planning Commission Reported Priority: Urgent



OSAGE COUNTY JAIL EXPANSION STUDY



Option 3
PROPOSED NEW BUILDING SITE PLAN
Not To Scale

SCHENKELSHULTZ

Project Title: Otsego County Library Expansion

Agency: Otsego County Library

Project Type: Facility Expansion

Year(s) of Project: To be determined based on funding.

Project Description:

The Otsego County Library is proposing a 15,700 foot expansion of its main library in the heart of the City of Gaylord at 700 S. Otsego Avenue. Total size of the property is 1.92 acres. Since 1985 the current facility has been a centerpiece of our rural county as a cultural and educational destination, but growth has far surpassed the original design population and space needs are critical. The building program is based on a well-documented study which identified community needs through public input.

In 2003, voters turned down a proposal for a new building on Elm Street and feedback indicated that citizens preferred expansion at the current location. A two-phase solution was developed to meet both short term and long term needs: 1) a project to optimize existing space, upgrade technology infrastructure and provide a more safe and pleasant environment for library users; and 2) add a 2-story expansion to the back of the library to provide the additional square footage needed to take the library into the next 25 years with space for expanded collections and programs, new technologies, increased access to public computers, and rooms for training and group study. Phase 1 was completed in June 2010.

The Phase 2 expansion project will bring the community in line with per capita space allocations and accommodate a level of service that will contribute to a quality of life that will attract a skilled workforce and business investment to our County.

Schedule: The Library will seek funding through a combination of grants, donations and public financing. It is possible that construction could begin in 2014, with completion in 2015.

Estimated Cost: \$5,000,000

Basis of Cost Estimate: Architect Estimate

Alternative Financing:

\$500,000 from the Designated Building Fund
\$100,000 (estimate) Sale of building site on Elm Street
\$40,000 from Library Fund/Otsego County Community Foundation
\$20,000 donation from Friends of the Otsego County Library

Project Title: **Otsego County Road Commission Hayes Tower Road Reconstruction**

Agency: Otsego County Road Commission

Project Type: Major Renovation

Year(s) of Project: 2014

Project Description:

Work is scheduled on Hayes Tower Road in 2014.

This project will include adding aggregate base to the existing cross section, crushing, shaping and resurfacing with hot mix asphalt. Additional improvements will include the flattening of side slopes, shoulder pavement, minor vertical alignment upgrades, drainage items, traffic signs, pavement markings and slope restoration.

The project will begin approximately 300 feet north of Springgay Road and continue approximately 1.6 miles south to the recently completed 2013 Hayes Tower Safety Project.

Estimated Cost: \$700,000

Basis of Cost Estimate: Cost from Engineer

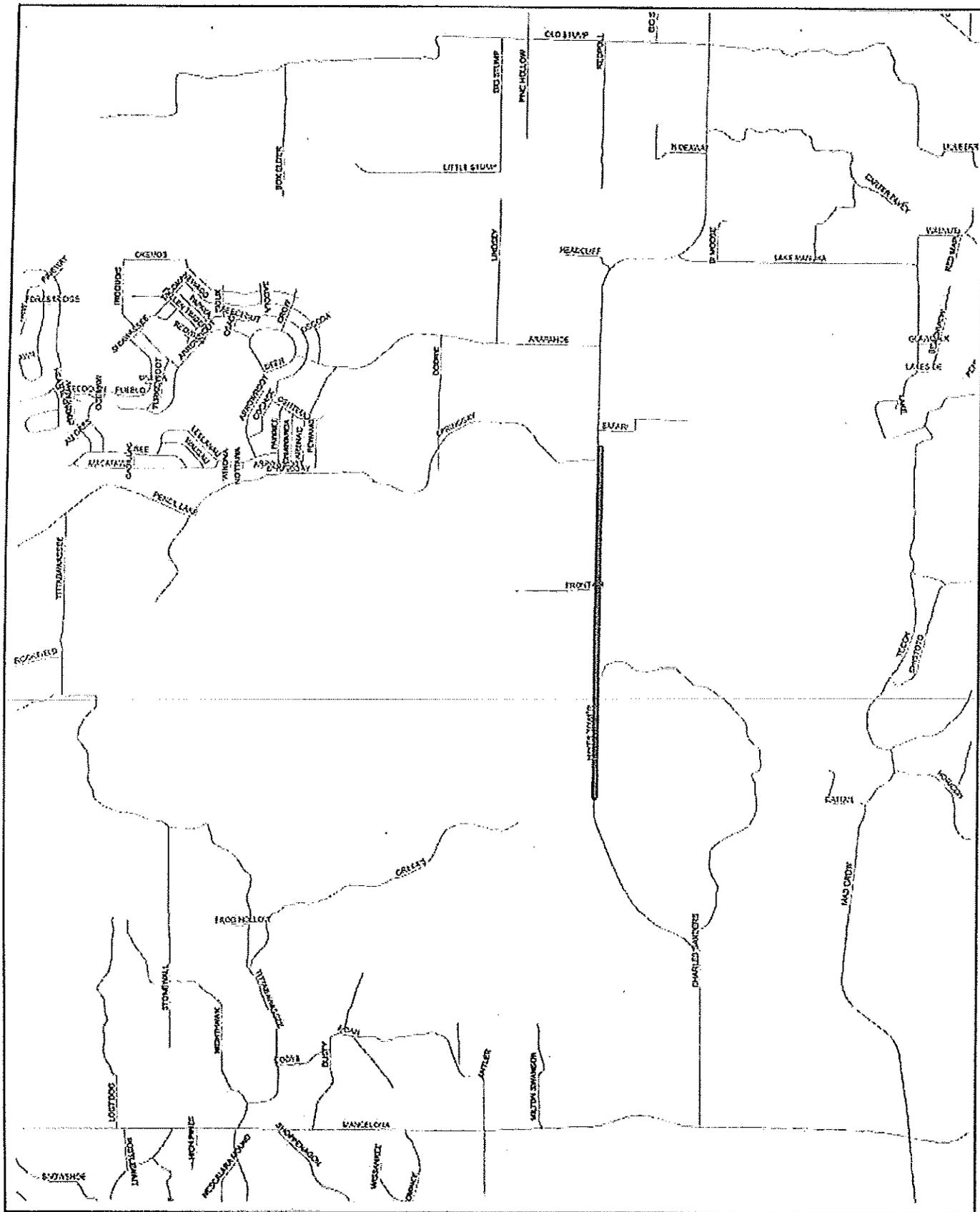
Alternative Financing:

Financing will include the following cost breakdowns:

Federal:	\$560,000
Local:	\$140,000 (Road Commission and Hayes Township)

Agency Reported Priority: Important

Planning Commission Reported Priority: Important



Hayes Tower Road Reconstruction Project

Scale: 1" = 3,000'

Date of Photography: Spring, 2010



Project Title: Otsego County Road Commission Old 27 South Reconstruction & Resurfacing

Agency: Otsego County Road Commission

Project Type: Major Renovation

Year(s) of Project: 2014

Project Description:

Work is scheduled on Old 27 South in 2014.

The project will take place from Old State Road south to Memorial Drive. It will include crushing, reshaping and resurfacing the southern one mile section with 3.5 inches of hot mix asphalt. The remaining 1.3 miles of Old 27 will be milled and resurfaced with 2.0 inches of hot mix asphalt. Additional improvements will include shoulder widening and paving, traffic signs, pavement markings and slope restoration.

A six foot wide paved shoulder is proposed along the east side of Old 27 from the Fawn Lake subdivision down to Memorial Drive as requested by the Otsego Lake Township.

Estimated Cost: \$729,036

Basis of Cost Estimate: Cost from Engineer

Alternative Financing:

Financing will include the following cost breakdowns:

Federal:	\$422,000
Local:	\$308,000 (Road Commission and Otsego Lake Township)

Agency Reported Priority: Important

Planning Commission Reported Priority: Important

Project Title: Otsego County Road Commission Van Tyle Small Urban Project

Agency: Otsego County Road Commission

Project Type: Major Renovation

Year(s) of Project: 2015

Project Description:

Work is scheduled on Van Tyle Road in 2015.

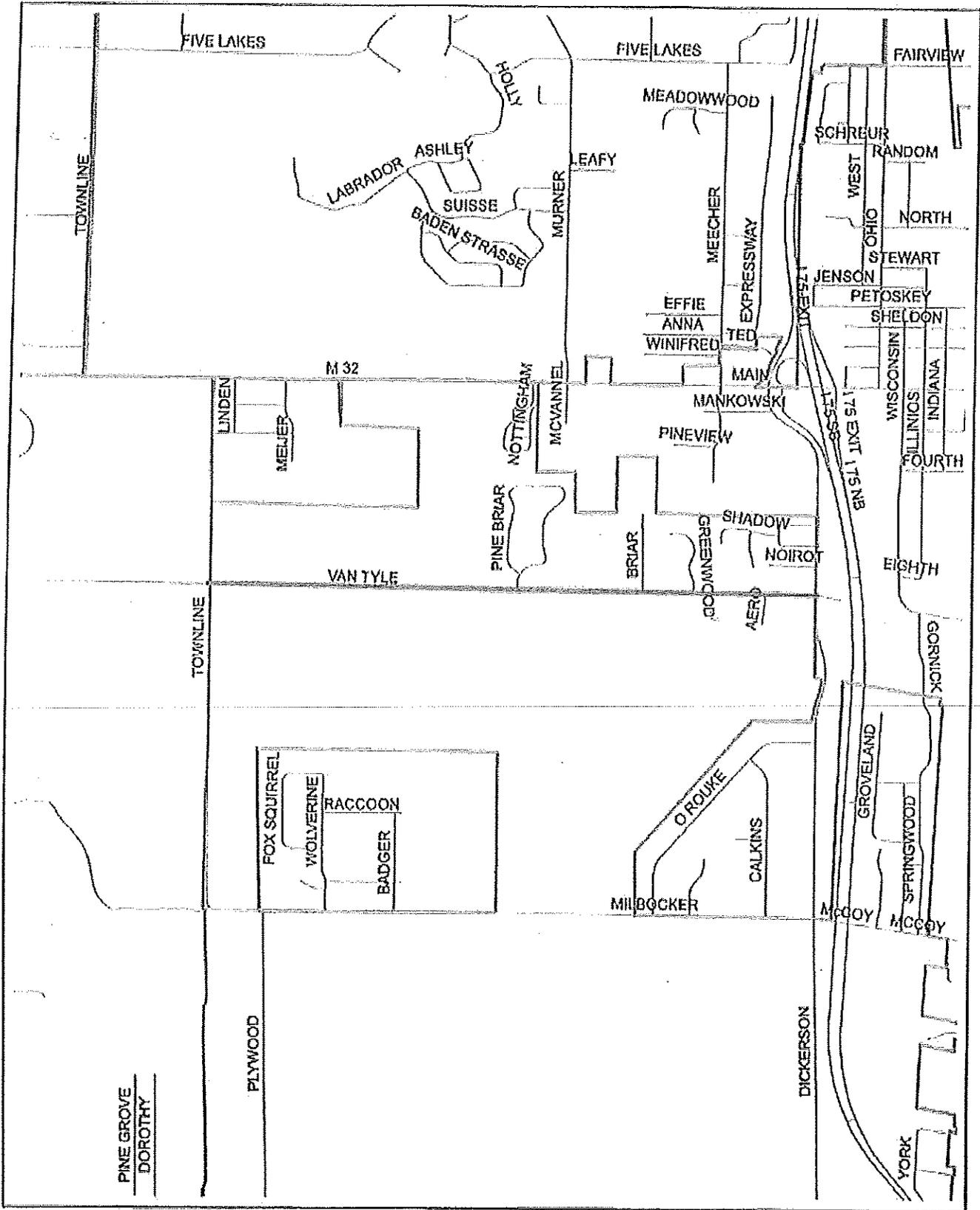
Work will include a complete crush, shape and HMA resurfacing project with lane widening, shoulder paving, intersection improvements, pavement markings and slope restoration. Work will take place from Dickerson Road to S. Townline Road.

Estimated Cost: \$630,000

Basis of Cost Estimate: Cost from Engineer

Agency Reported Priority: Important

Planning Commission Reported Priority: Important



Van Tyle Road Project
 Scale: 1" = 2,000'



Project Title: **Otsego County Road Commission Sparr Road Project**

Agency: Otsego County Road Commission

Project Type: Major Renovation

Year(s) of Project: 2015

Project Description:

Work is scheduled on Sparr Road in 2015.

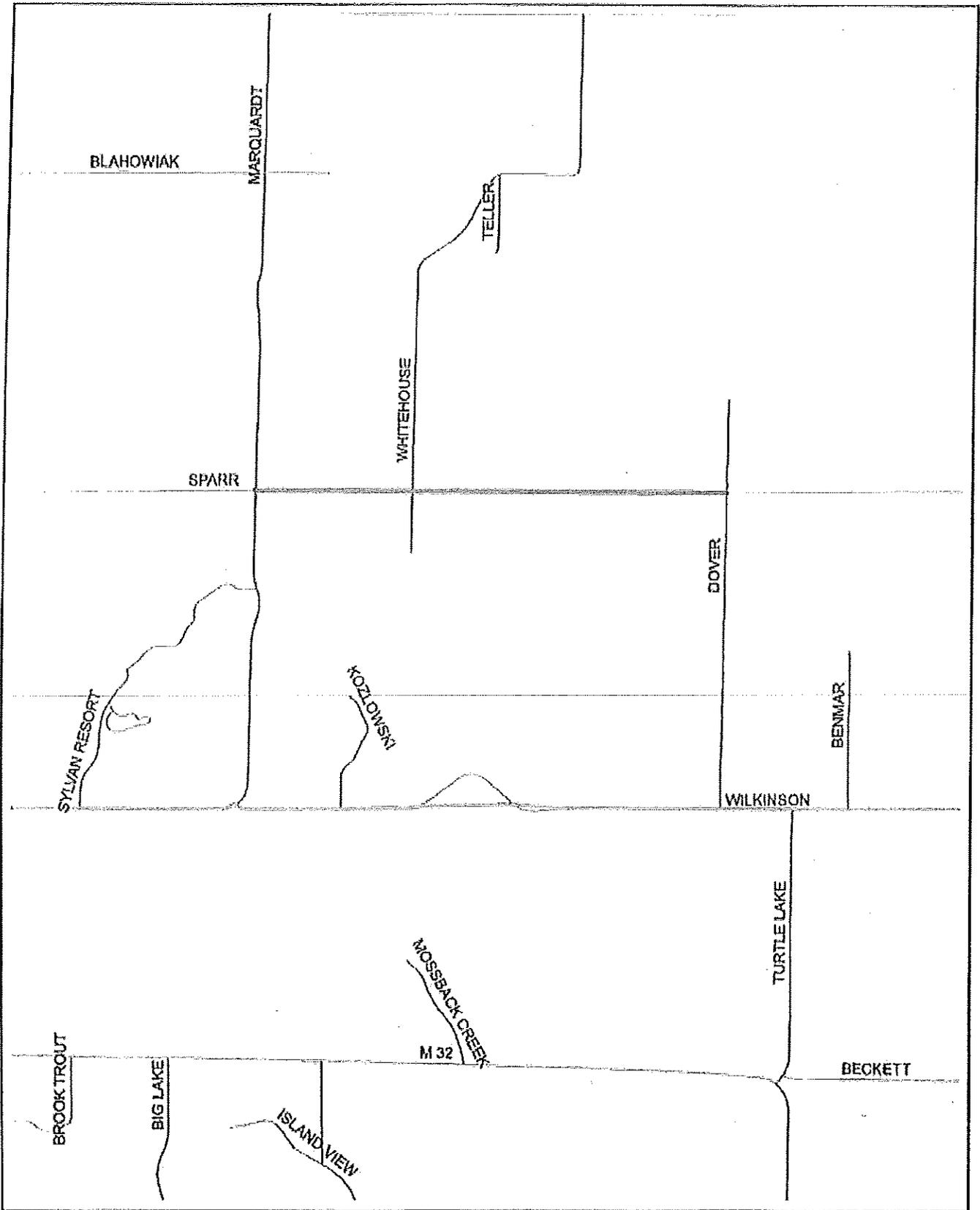
Work will include an upgrade to all season status and will take place from Marquardt Road to Dover Road.

Estimated Cost: \$500,000

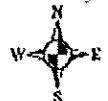
Basis of Cost Estimate: Cost from Engineer

Agency Reported Priority: Important

Planning Commission Reported Priority: Important



Sparr Road Project
 Scale: 1" = 2,000'



Project Title: Otsego County Road Commission Seymore Road and Kujawa Road Project

Agency: Otsego County Road Commission

Project Type: Major Renovation

Year(s) of Project: 2016

Project Description:

Work is scheduled on Seymore Road and Kujawa Road in 2016.

Work will include a crush and shape project with HMA resurfacing, additional improvements including guardrail installation, flattening of side slopes, lane widening, shoulder paving, drainage upgrades and slope restoration. Work will take place from Marquardt Road westerly to Goslow Road.

Estimated Cost: \$935,000

Basis of Cost Estimate: Cost from Engineer

Agency Reported Priority: Important

Planning Commission Reported Priority: Important

**APPENDIX A
CAPITAL IMPROVEMENT PLAN
PROJECT SPREADSHEET**

APPENDIX A

Otsego County Six Year Capital Improvement Plan - Appendix A

Project Name	Agency	Project Type	Funding Source(s)	Estimated Cost	P. C. Priority	2014 Cost	2015 Cost	2016 Cost	2017 Cost	2018 Cost	2019 Cost
Gaylord Regional Airport Taxi Lane Extension	Otsego County	New Construction	90% Federal; 5% State; 5% Local		Important		\$347,000				
Gaylord Regional Airport Box Hangar	Otsego County	New Construction	90% Federal; 5% State; 5% Local		Important				\$329,000		
OCEMS Building Addition	Otsego County EMS	Facility Expansion	Grants	\$125,000	Desirable	\$125,000					
Otsego County Jail	Otsego County	New Construction	Potentially Jail Millage	\$7,800,000	Important	\$7,800,000					
Otsego County Library Expansion	Otsego County Library	Facility Expansion	Various	\$5,000,000	Desirable	\$2,500,000	\$2,500,000				
Otsego County Road Commission Road Projects	OC Road Commission				Important	\$700,000					
Hayes Tower Road Reconstruction Project	OC Road Commission	Major Renovation	Federal STP 80%; Local 20%	\$729,036	Important	\$729,036					
Old 27 South Reconstruction & Resurfacing	OC Road Commission	Major Renovation	Federal STP 80%; Local 20%	\$630,000	Important	\$630,000					
Van Tyle Road Small Urban Project	OC Road Commission	Major Renovation	Federal STP 80%; Local 20%	\$500,000	Important	\$500,000					
Sparrr Road Project	OC Road Commission	Major Renovation	Federal STP 80%; Local 20%	\$935,000	Important			\$935,000			
Seymore Road and Kujawa Road Project	OC Road Commission	Major Renovation	Federal STP 80%; Local 20%	\$935,000	Important			\$935,000			
Total Costs by Year:						\$4,054,036	\$11,777,000	\$935,000	\$329,000	\$0	\$0