

# Otsego County Planning Commission

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Approved Minutes for October 19, 2015

**Call to Order:** 6:00pm by Chairperson Hartmann

Pledge of Allegiance

**Roll Call:**

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

Absent: Mr. Brown

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

Public Present: Amy Rodriguez, Telecad/Parallel representative, Rob Labell, Verizon representative, John Ernst, Joe Hughes, Wolverine Power Supply, Joshua Clark, Sam G., Joyce Angel, William Delaney, Colleen Kujawa, Andrew Kujawa, Randy Stults, Frank Kestler, Mark One, Christopher Deckrow, High Elevation

**Approval of minutes from:** September 21, 2015

Mr. Mang suggested an addition to the fourth paragraph page three (3) ‘Members also voiced issues with the scale of the site plan...adding ‘Members also voiced issues with the *‘lack of’* scale to the site plan....’

Motion made to approve minutes as corrected by Mr. Hilgendorf; Seconded by Mr. Arndt.

Motion approved unanimously.

**Consent Agenda:** None

**Other:** None

**Public participation for items not on the agenda:**

Joe Hughes, representing Wolverine Power Supply Cooperative Inc stated they had applied for a site plan review and had presented to Hayes Township for the addition of a transmission substation located on Wolverine’s property on Van Tyle Rd. He requested a special meeting for Monday October 26<sup>th</sup> to present to the Otsego County Planning Commission.

After making sure a quorum would be present, the meeting was scheduled.

**Public Hearing:**

- 1. Telecad Wireless, representative of Telecom Infrastructure V LLC and Cottontails Inc, owner has requested a Special Use Permit/Site Plan Review for property located in Bagley Township:  
Nancy Ln  
010-021-100-020-01  
Property located in a B1/Local Business Zoning District  
PSUP15-006- proposed use of the property is the installation of a wireless communication tower one hundred ninety feet (190’) or less*

Chairperson Hartmann opened the public hearing.

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*Public Hearing open: 6:06pm*

Amy Rodriguez, Telecad Wireless representing Parallel Infrastructure, along with Robert Labell, attorney representing Verizon and Parallel stated they were proposing a new telecommunication facility off Nancy Ln in Gaylord. It is a one hundred eighty-six foot (186') monopole and a four foot (4') lightning rod within a one hundred by one hundred foot leased area, containing a fenced compound of fifty by fifty feet. The front will be landscaped and the remaining area is surrounded by existing trees. The tower is less than two hundred feet (200') so additional lighting is not anticipated by the FAA (Federal Aviation Administration). The tower is designed to allow four (4) carriers and will be available to three (3) others besides Verizon. She displayed propagation maps showing coverage before and after the tower installation.

Ms. Nowak asked why they were not able to collocate on any of the other five (5) towers around the County.

Mr. Labell pointed out the towers on the propagation maps stating each tower covered a particular area or *cell*. They were trying to piece the areas together to fill in the gaps without overlapping, hence the term *cellular coverage*. He stated if the tower coverage overlapped, it would create interference and coverage would be worse than no coverage at all.

Mr. Hendershot asked about the status of the Verizon tower located on Old State Rd. and what was the timeframe for construction.

Mr. Labell stated he was not familiar with the area and did not know the status of the tower referenced. He stated perhaps something in the capital build plan had received a higher priority but Parallel would be constructing spring of 2016.

It was stated updated information on the Verizon tower was on the agenda.

Joshua Clark questioned if other carriers expressed interest in collocating and what other towers were collocated.

Mr. Labell stated Verizon had the largest network area in Michigan and if Verizon had a hole in their coverage then other carriers did as well. It is typically not long before another carrier is added to the tower and state law requires collocation.

Mr. Arndt stated Bagley Township was recommending approval of the tower. The site had been visited and the placement was pushed back in the woods with screening all around; only the very top of the tower would be seen above the trees.

Chairperson Hartmann closed the public hearing.

*Public Hearing closed: 6:21pm*

## **Advertised Case:**

- 1. Telecad Wireless, representative of Telecom Infrastructure V LLC and Cottontails Inc, owner has requested a Special Use Permit/Site Plan Review for property located in Bagley Township:  
Nancy Ln  
010-021-100-020-01  
Property located in a B1/Local Business Zoning District  
PSUP15-006- proposed use of the property is the installation of a wireless communication tower one hundred ninety feet (190') or less*

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Motion made by Mr. Arndt to approve Telecad Wireless Special Use Permit PSUP15-006 for the installation of a wireless communication tower as proposed; Seconded by Mr. Klee.

Motion approved unanimously.

## Public Hearing:

*2. Telecad Wireless, representative of Telecom Infrastructure V LLC and Anna Cook, owner has requested a Site Plan Review for property located in Livingston Township:*

*2617 Murner Rd*

*080-020-200-025-01*

*Property located in an AR/Agricultural Resource Zoning District*

*PSPR15-002-proposed use of the property is the installation of a wireless communication tower one hundred ninety feet (190') or less*

Chairperson Hartmann opened the second public hearing.

*Public Hearing open: 6:22pm*

Amy Rodriguez stated a second telecommunication facility was being proposed for location at 2617 Murner Rd in Gaylord. It is also a one hundred eighty-six foot (186') monopole with a four foot (4') lightning rod within a one hundred by one hundred foot leased area, containing a fenced compound of fifty by fifty feet. The compound will be landscaped with six foot (6') spruce trees around the entire perimeter and the tower is less than two hundred feet (200') so additional lighting, again is not anticipated by the FAA. This tower is also designed for four (4) carriers with Verizon being committed to locating on the tower. Again she displayed propagation maps showing coverage before and after the tower installation stating this was the best location the engineers had identified to meet the coverage needs and avoid interference with the other towers in the area.

Chairperson Hartmann questioned the height requirements for the FAA for lighting.

Ms. Rodriguez stated as a general rule, anything less than two hundred feet (200') did not require lighting but they would still apply for approval.

Mr. Labell stated there would be a light by the door on the structure with a 120 watt light bulb shining downward but no additional lighting on the tower; there would not be a beacon light.

Owners from neighboring properties spoke in opposition of the tower.

Mr. Labell stated this was a site plan review; the tower was a permitted use in this district. They were trying to make the tower as unobtrusive as possible. He also stated the lights currently placed on the towers were shrouded and reflected upwards.

Chairperson Hartmann stated he sympathized with the neighbors but this *was* a permitted use in an AR Zoning District and would have to be allowed.

Mr. Mang stated Livingston Township had recommended approval of the tower.

He was questioned why the neighboring owners were not notified of the township meeting.

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Mr. Mang stated the township was a governing body making recommendations to the County and the County notified the public before their meeting. This was a permitted use in this district and the site plan review was to make sure the requirements of the zoning ordinance were met.

Chairperson Hartmann closed the public hearing.

*Public Hearing closed: 6:45pm*

## **Advertised Case:**

*2. Telecad Wireless, representative of Telecom Infrastructure V LLC and Anna Cook, owner has requested a Site Plan Review for property located in Livingston Township:*

*2617 Murner Rd*

*080-020-200-025-01*

*Property located in an AR/Agricultural Resource Zoning District*

*PSPR15-002-proposed use of the property is the installation of a wireless communication tower one hundred ninety feet (190') or less*

Motion made by Mr. Hilgendorf to approve Telecad Wireless Site Plan Review PSPR15-002 for the installation of a wireless communication tower one hundred ninety feet (190') tall; Seconded by Mr. Borton.

Motion passed unanimously.

## **Public Hearing:**

*3. Christopher Deckrow, owner has requested a Special Use Permit/Site Plan Review for property located in Bagley Township:*

*625 Alpine Rd/010-028-200-010-00*

*4029 Old 27 S/010-028-200-020-00*

*4049 Old 27 S/010-028-200-025-00*

*Property located in a B3/ Business, Light Manufacturing Zoning District*

*PSUP15-007- proposed use of the property is the installation of an inflatable amusement park*

Chairperson Hartmann opened the third public hearing.

*Public Hearing open: 6:47pm*

Christopher Deckrow stated he lived nearby with his wife and seven (7) children and felt there were not enough activities in Gaylord for families to do together. They had purchased an inflatable 'bouncy house' for his family's enjoyment and discovered it was a huge attraction for children. He was proposing an amusement park on his property in Bagley Township on Old 27 South and Alpine Dr. consisting of many inflatable structures to not only attract local families but also to make Gaylord home to the world's largest inflatable slide. He stated there is a huge array of inflatable structures to choose from including bouncy houses, ball pits, slides, mazes, and so on. Mr. Deckrow stated he has been in touch with a company in California and they will build him the largest slide in the world. He proposed concessions along with an outdoor theater featuring classic movies for the adults.

Ms. Nowak questioned what would be done during the colder months to keep the structures warm and prevent them from cracking.

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Mr. Deckrow stated the newer structures were all fabric made of a fire retardant material and heated air could be pumped into them so they could be used all year round. He stated they were possibly considering a covered structure to allow them more leeway during the winter months. The inflatables would sit on top of the ground attaching with earth anchors that are actually drilled into the ground and could withstand a one hundred and twenty (120) mile an hour wind.

Ms. Nowak also questioned the fact the Gaylord Discovery Center could not attract enough interest, what would prevent the same outcome.

Mr. Deckrow stated the Discovery Center was geared more toward learning activities and for the schools and not just for fun. He hoped to make the park a 'go to' destination referencing Michigan Adventure and Six Flags Amusement Parks. He wanted to draw more people into the Gaylord area.

Mrs. Deckrow stated the activities at the Gaylord Discovery Center were basically the same and after her children participated a few times, they were bored. She continued that the inflatables could be rotated on a regular basis stating the possibilities were endless.

Mr. Arndt stated Bagley Township had recommended approval of the special use permit but had questions concerning lighting and safety. He asked that the issues of lighting, fencing and concessions be addressed.

Mr. Deckrow stated there would be a 5½-6 foot wire mesh fence surrounding the park, hands would be stamped upon entrance, much like the Chuck E Cheese system, preventing children from leaving with anyone other than who they came with, and a security guard would be on duty at all times. All concessions would be prepackaged, heat and eat, along with bottled sodas and waters. He stated the Health Department did not have any problems as long as all products were from a FDA (Food and Drug Administration) approved manufacturer.

Vice chairperson Jarecki questioned previous ownership and possible contamination.

Mr. Deckrow stated the property had been cleaned up prior to their purchase. The inflatables would not cause any contamination what so ever.

Frank Kestler, Mark One, stated there was contamination leeching underground from Cooper Standard Products. It was leeching on to their property to the east on Alpine Road also.

Mr. Mang questioned the plumbing and sanitation facilities.

Mr. Deckrow stated the current office building had a public restroom facility and they were proposing to build an additional restroom handicapped accessible with family changing facilities. They would use the current facilities supplemented with porta johns in the meantime. He stated the Health Department did allow the use of porta johns in conjunction with their current restroom.

Mr. Kestler, Mark One, a neighboring property owner opposed the approval of the special use permit stating he did not feel the location was appropriate and was inconsistent with other businesses in the area. It was out of character and would not give a good first impression for his business dealings. He was also concerned with the safety siting large trucks drive through on a regular basis.

Ms. Corfis questioned the impervious surfaces for storm water drainage in the event of torrential rains. She also questioned the height and length of the fence along Alpine Road.

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Mr. Deckrow stated the only impervious surfaces were the existing parking lot and the new parking lot along Alpine Rd; all inflatable structures would sit directly on the ground and would be anchored in place. There would not be pooling in the park area and should rains be heavy or winds strong, the structures could be deflated quickly. He stated there would be a parking lot barrier between the gravel lot and Alpine Rd and the six-eight foot (6-8') fence would run from the building to the end of the lot and around the property. There would also be a fenced in area for smaller inflatables for little children on the south side of the park.

Mr. Kestler questioned the capacity of the park and the current septic system considering Otsego Lake across the street.

Mr. Deckrow stated he was told by the Health Department that his current facility would comply with 50-100 people supplementing with the porta johns. He said it seemed they were more interested in the handicapped accessible facilities.

Mr. Stults stated the Health Department requirements would ensure the restrooms were capable of handling the park and protect Otsego Lake as well.

Mr. Mang questioned the hours of operation because there was a lack of lighting on the site plan and he stated he still had a problem with the existing septic and asked if there were any Health Department requirements in writing.

Mr. Deckrow stated he had planned on adding carnival lighting throughout the park so he could be open later in the evening hours during the colder months with low lighting for particular structures. He stated the current men's restroom had two stalls and the women's one but they would add an additional stall. They were both already ADA (American with Disabilities Act) compliant but he did not have anything in writing from the Health Department.

Mr. Mang stated he thought there were inadequacies concerning the sanitation system and lighting.

Mr. Klee stated the Health Department would not allow the park to remain open if the sanitation system was insufficient.

Mr. Arndt stated they discussed the lighting in Bagley Township and he was concerned about lighting in the parking area for safety reasons.

Mr. Deckrow stated when the park was closed the lighting would be turned off but the parking area would remain lit with down lighting all night.

Mr. Borton asked for clarification on the barrier between the parking lot and Alpine Rd.

Mr. Deckrow stated there would be standard concrete parking barriers but if need be, he would install additional fencing or whatever else was required.

Vice Chairperson Jarecki stated she would like to see more dimensions added to the site plan along with the lighting plan and signage.

Mr. Stults stated the Planning Commission had the right to place certain conditions on the special use permit to make sure the ordinance was complied with and for the public's health, safety and welfare. He stated they could also make exceptions for certain items.

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Chairperson Hartmann closed the public hearing.

*Public Hearing closed: 7:37pm*

## Advertised Case:

*3. Christopher Deckrow, owner has requested a Special Use Permit/Site Plan Review for property located in Bagley Township:*

*625 Alpine Rd/010-028-200-010-00*

*4029 Old 27 S/010-028-200-020-00*

*4049 Old 27 S/010-028-200-025-00*

*Property located in a B3/ Business, Light Manufacturing Zoning District*

*PSUP15-007- proposed use of the property is the installation of an inflatable amusement park*

Mr. Mang questioned the height of the structures and stated the maximum height of a building was thirty-five feet (35'). He would like to know what the height of these inflatable structures aka buildings would be.

Mr. Borton questioned the height of the world's largest inflatable referred to.

Mr. Deckrow stated he would like to install the world's largest inflatable slide but with the height restrictions mentioned it was still possible to bill the park *'the world's largest'* just by mass alone. He had really anticipated the installation of the world's largest slide that currently stands at forty-two feet (42') but the company he was in contact with would build one up to fifty-five feet (55').

Mr. Hilgendorf stated he would like to see a better capacity calculation to help get a better idea of what was being proposed.

Mr. Schlaud questioned the capacity of each structure and also the electrical lay out for safety.

Mr. Deckrow stated there were restrictions for each inflatable and he would be sure to depict the electricals on the site plan.

Mr. Schlaud stated the design professional was there to help with a number of items being requested.

After more discussion, Mr. Deckrow was asked to provide additional information concerning the following issues:

- Dimensions added to the site plan
- Health Department approval for sanitation facilities in general
- Soil testing report
- Barrier details between both streets and parking
- Lighting (security, safety...)
- Electrical lay out
- Height and capacity of structures
- Complete landscaping
- Enclosures for inflatable structures designated

The case will be tabled until the information is received. Another public hearing will be held at that time.

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## Public Hearing:

### 4. 2016-2021 Otsego County Capital Improvement Plan

Chairperson Hartmann opened the fourth public hearing.

*Public Hearing open: 7:59pm*

Mr. Hartmann stated the Capital Improvement Committee had met and one (1) additional road project was included in the new plan; the Seymore Road and Kujawa Road Project. Also, the Otsego County Jail priority was changed from 'urgent' to 'important'. The jail was no longer exceeding capacity due to the effectiveness of the Drug Court Program and a millage would be needed for funding.

Chairperson Hartmann closed the public hearing.

*Public Hearing closed: 8:00pm*

## Advertised Case:

### 4. 2016-2021 Otsego County Capital Improvement Plan

Motion made by Mr. Hartmann to recommend adoption of the 2016-2021 Otsego County Capital Improvement Plan to the Otsego County Board of Commissioners; Seconded by Mr. Mang.

Motion approved unanimously.

## Unfinished Commission Business:

### 1. Verizon Wireless Tower/247 Old State Rd/PSUP14-003 Extension

Verizon representative, Jonathan Crane had sent a letter requesting an extension of their Special Use Permit PSUP14-003 on Old State Rd in Otsego Lake Township stating they had an issue with the leased property and were meeting with the Otsego County Road Commission on October 22<sup>nd</sup> to discuss the issue.

The extension was tabled for staff to make contact with Mr. Crane to request his appearance before the Planning Commission.

## New Business:

### 1. Election of Officers

Mr. Mang nominated Mr. Hartmann, Mrs. Jarecki and Mr. Arndt to their current positions.

Motion to approve by Mr. Hilgendorf; Seconded by Mr. Klee

Motion approved unanimously

Mr. Hartmann elected *chairperson*

Mrs. Jarecki elected *vice-chairperson*

Mr. Arndt elected *secretary*

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## 2. Expiring Terms:

- a. Paul Hartmann
- b. Judy Jarecki
- c. Michael Mang

All three (3) members are considering their continuation of serving on the Otsego County Planning Commission. Applications will be forwarded to administration for reappointment by the Board of Commissioners.

## 3. Objective List Update/Forms

Members were given the updated objective list with items accomplished thus far this year. Chairperson Hartmann suggested moving this item to November's agenda.

## Reports and Commission Member's Comments:

### 1. Otsego County Parks & Recreation report

Vice-Chairperson Jarecki reported the renovations at the Community Center were almost complete, the pavilion at Irontone Springs had its first rental and there was concern over owners bringing their dogs to Libke Field during football season and banning them was being considered. She stated Wah Wah Soo was closed along with the County Park. Cabin rentals had increased with several reservations for next year already.

### 3. Sample Checklist to Guide Decisions on Special Land Uses/Zoning Training

**Adjournment:** 8:16pm by Chairperson Hartmann

Ken Arndt; Secretary

Christine Boyak-Wohlfeil; Recording Secretary