

# Otsego County Planning Commission

Proposed Minutes for October 21, 2013

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

Pledge of Allegiance

**Roll Call:**

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

Absent: Mr. Arndt

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

Others Present: Tammy LaBouf, Otsego County Board of Commissioner

Public Present: None

**Consent Agenda:** None

**Approval of minutes from September 16, 2013:**

Motion made to approve minutes as is by Mr. Mang; Seconded by Mr. Hilgendorf.

Motion approved unanimously.

**Other:** None

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

**Public Hearing:** None

**Advertised Cases:** None

**Unfinished Commission Business:**

1. Otsego County Master Plan w/Review Guidelines

Mr. Mang explained the guidelines were set up in a two (2) step process. The first was a broad overview of the Plan and the second focused more on the details.

Chairperson Hartmann stated he would like to assemble a committee to review the Master Plan using the guidelines provided and requested volunteers.

The Master Plan Review Committee consists of:

Chairperson Hartmann  
Vice-Chairperson Jarecki  
Mr. Mang

# Otsego County Planning Commission

Proposed Minutes for October 21, 2013

Chairperson Hartmann said the Committee would get together before the next Planning Commission meeting and report their recommendations at November's meeting. He encouraged all members to review the guidelines for the Master Plan.

## 2. Otsego Lake Township Highway Interchange (HX) Zoning Map

The proposed zoning map was presented as the final component of the Highway Interchange District located in Otsego Lake Township. A public hearing for the HX zoning map will be held for public comment before recommendation to the Board of Commissioners after the final review of the map is received from the Township.

Mr. Mang asked Secretary Stults about the changes to Article 17/Schedule of Dimensions that had been returned to Otsego Lake Township.

Secretary Stults stated that once the Township planning commission members understood the reasoning behind the requested change, they agreed with it. The Township had met after the agenda was put together and that was why it had not been included on this month's.

Mr. Borton questioned the residential zoning on the map, south of Marlette Rd and west of I-75. Secretary Stults stated the Township had been looking to the future and that area was zoned the residential on the Otsego County Future Land Use Map.

Vice-Chairperson Jarecki asked Secretary Stults why state land was included in the Highway Interchange District.

Secretary Stults explained that if the state were to sell that land, it would already be included in the zoning district and the state was exempt from zoning anyway.

Motion made by Secretary Stults to send the Highway Interchange (HX) Zoning Map back to Otsego Lake Township for a final review; Seconded by Mr. Hendershot.

Motion approved unanimously.

## **New Business:**

### 1. Objective List Update

Chairperson Hartmann presented the updated objective list so members could see what has been accomplished so far this year. He requested members fill out the worksheet included in the meeting packet by November 1<sup>st</sup> so the 2014 Objective List could be compiled by the Executive Committee.

Mr. Mang requested that '*Completed*' be added to the items on the list that had been finished so there would be no doubt as to their status.

Mr. Hilgendorf asked about meeting with the Zoning Board of Appeals members. He stated he would like to see it happen but if it wasn't possible, it should be eliminated from the list.

Secretary Stults stated it was desirable but felt it should be done on a more formal basis and suggested it could possibly be set up for December's meeting.

# Otsego County Planning Commission

Proposed Minutes for October 21, 2013

Mr. Schlaud stated it would be better to wait until 2014 for budget purposes. He stated he would extend an invitation.

Mr. Mang stated that if it would be a formal meeting for both the ZBA and the Planning Commission, a topic for discussion should be on the agenda.

Secretary Stults suggested discussing how and why the Zoning Ordinance was restructured and how much easier you could maneuver within the electronic copy with the links.

## Reports and Commission Member's Comments:

### 1. Zoning Training/Top 10 Guidelines for Effective Local Zoning

Chairperson Hartmann requested everyone look over the zoning guidelines included in the meeting packet and stated he would try to include more training information in future packets.

Chairperson Hartmann stated Secretary Stults would continue with the Otsego County Parks and Recreation Committee as the Planning Commission representative.

Chairperson Hartmann announced Mr. Mang has agreed to represent the Planning Commission as a member of the Zoning Board of Appeals.

Motion made to recommend to the Otsego County Board of Commissioners, Michael Mang, as Planning Commission representative to the Zoning Board of Appeals by Secretary Stults; Seconded by Mr. Brown.

Motion approved unanimously.

Chairperson Hartmann also announced an Otsego County Library Strategic Planning meeting was being held Wednesday, October 23, 2013, 6:00 pm, at the library and asked for a volunteer to attend as representative of the Planning Commission.

Mr. Klee stated he would attend as representative.

Mr. Mang asked Mr. Schlaud about the work being done at the site on M-32 East (North Star Gardens) slated for a site-plan review by the Planning Commission.

Mr. Schlaud stated they had acquired a Soil and Erosion Permit and approval from MDOT for driveways. Based on past procedures, moving earth around was permitted as long as nothing was constructed before approval by the Planning Commission. He also stated the County was waiting for recommendations from Bagley Township this month and the case would more than likely be on November's agenda.

Mr. Schlaud also announced that 'shoreland permits' were being proposed to be issued by the Land Use Department again instead of the Soil Conservation District because of enforcement concerns. This proposal is on the Board of Commissioners October 22, 2013 agenda.

# Otsego County Planning Commission

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Proposed Minutes for October 21, 2013

Ms. Nowak stated that the Township has not received any negative feedback about Mr. Mason continuing the mining operation in Chester Township.

Mr. Schlaud stated Mr. Mason was working on the site plan and once received, it would be sent to the Township for their review.

**Adjournment:** 7:05 pm by Chairperson Hartmann.

Christine Boyak-Wohlfeil, Recording Secretary

Randy Stults, Planning Commission Secretary

PROPOSED