

Otsego County Planning Commission

Approved Minutes for September 19, 2016

Call to Order: 6:00pm by Chairperson Hartmann

Pledge of Allegiance

Roll Call:

Present: Chairperson Hartmann, Mr. Borton, Mr. Brown, Ms. Nowak, Mr. Klee, Mr. Caverson, Mr. Bauman, Ms. Corfis

Absent: Mrs. Jarecki, Mr. Arndt, Mr. Hilgendorf

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

Public Present: Ken Bradstreet, Wolverine Power, Randy Stults

Approval of minutes from: August 15, 2016

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

Motion approved unanimously.

Consent Agenda: None

Other: None

Public participation for items not on the agenda:

Ken Bradstreet, Wolverine Power representative, distributed pictures and stated the installation of the metal walls discussed at the previous Planning Commission meeting were in place and seemed to make a difference in sound levels. He also stated other areas of concern were regarded and Wolverine would continue to make improvements in those areas in the upcoming months. An invitation was extended to the Planning Commission members again to tour the plant in the near future. *(SEE ATTACHMENT #1)*

Public Hearing:

- 1) *ARTICLE 14 HX HIGHWAY INTERCHANGE ZONING DISTRICT
SECTION 14.2 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS*

A proposed addition to the above section allowing above ground storage of hazardous material

Chairperson Hartmann stated the case before them and opened the public hearing.

Public Hearing open: 6:11pm

Ms. Corfis, Otsego Lake Township representative, explained the amendment to the Highway Interchange Zoning District stating the Township felt limiting the size and restricting the location of the tank for above ground hazardous materials allowed the use but kept it in line with other uses within the district.

Chairperson Hartmann asked if there were any other questions; hearing none, the public hearing was closed.

Public Hearing closed: 6:15pm

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Advertised Case:

- 1) *ARTICLE 14 HX HIGHWAY INTERCHANGE ZONING DISTRICT
SECTION 14.2 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS*

A proposed addition to the above section allowing above ground storage of hazardous material

Motion made by Ms. Corfis to recommend to the Otsego County Board of Commissioners the addition to the HX Highway Interchange Zoning District allowing *Above-ground storage of flammable or hazardous material* with the listed requirements; Seconded by Ms. Nowak.

Motion approved unanimously. (SEE ATTACHMENT #2)

Unfinished Commission Business: None

New Business:

1. PSUP15-003 DTE Special Use Permit Extension request

Chairperson Hartmann stated a letter from DTE Energy had been received requesting a one (1) year extension of the Special Use Permit PSUP15-003 approved on September 21, 2015. The delay was due to system constraints.

Motion made by Mr. Brown to extend Special Use Permit PSUP15-003 for one (1) year to expire on September 21, 2017; Seconded by Ms. Nowak.

Motion approved unanimously.

2. Personal Wireless Communications/Site Plan requirements

Discussion ensued concerning language in the Wireless Communications section requiring a stamped site plan and the possibility of waiving that requirement. Section 23.2.4 giving the Planning Commission or Zoning Administrator the authority to waive any site plan requirements when certain circumstances exist was discussed further. It was suggested to review the language of Article 23 Site Plan Review and consider possibly amending some text.

Reports and Commission Member's Comments:

1. Otsego County Parks & Recreation report

Mr. Stults, Otsego County Parks and Recreation Committee member, stated the County Park usage continued with the scheduled Halloween weekends being booked; the Community Center was open and the tennis courts were almost complete; the survey for Wah Wah Soo was done and a fence would be installed to prevent encroachment; the Groen Nature Preserve had been cleaned up from severe wind damage and the remaining property in Trust was closer to being turned over to the County.

Ms. Corfis stated Otsego Lake Township was working on the graphs and maps for their Master Plan and it would soon be complete.

Mr. Borton stated the County had thought an agreement was in place to dispose of the dredging of Otsego Lake on Georgia Pacific property donated to the County per a legal battle settlement but has now been put on hold due to concerns from environmentalists that the substance could possibly cause issues with what is currently on the property. Other options are being researched. He also stated the County was working

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on an agreement with Kirkland Community College to take over the entire management of the University Center (they run half of it currently) but after an article in the Herald Times, they were approached by Gaylord Community Schools to discuss the possible operation of it. A meeting has been set up. Mr. Borton stated at the Michigan Association of Counties conference he had been reelected to the Board of Directors and also elected second vice chair.

Mr. Schlaud stated business at Land Use Services remained steady.

2. Selected Planning and Zoning Decisions 2011 Part II/Zoning Information

Chairperson Hartmann adjourned the meeting.

Adjournment: 6:50pm by Chairperson Hartmann

Ken Arndt; Secretary

Christine Boyak-Wohlfeil; Recording Secretary

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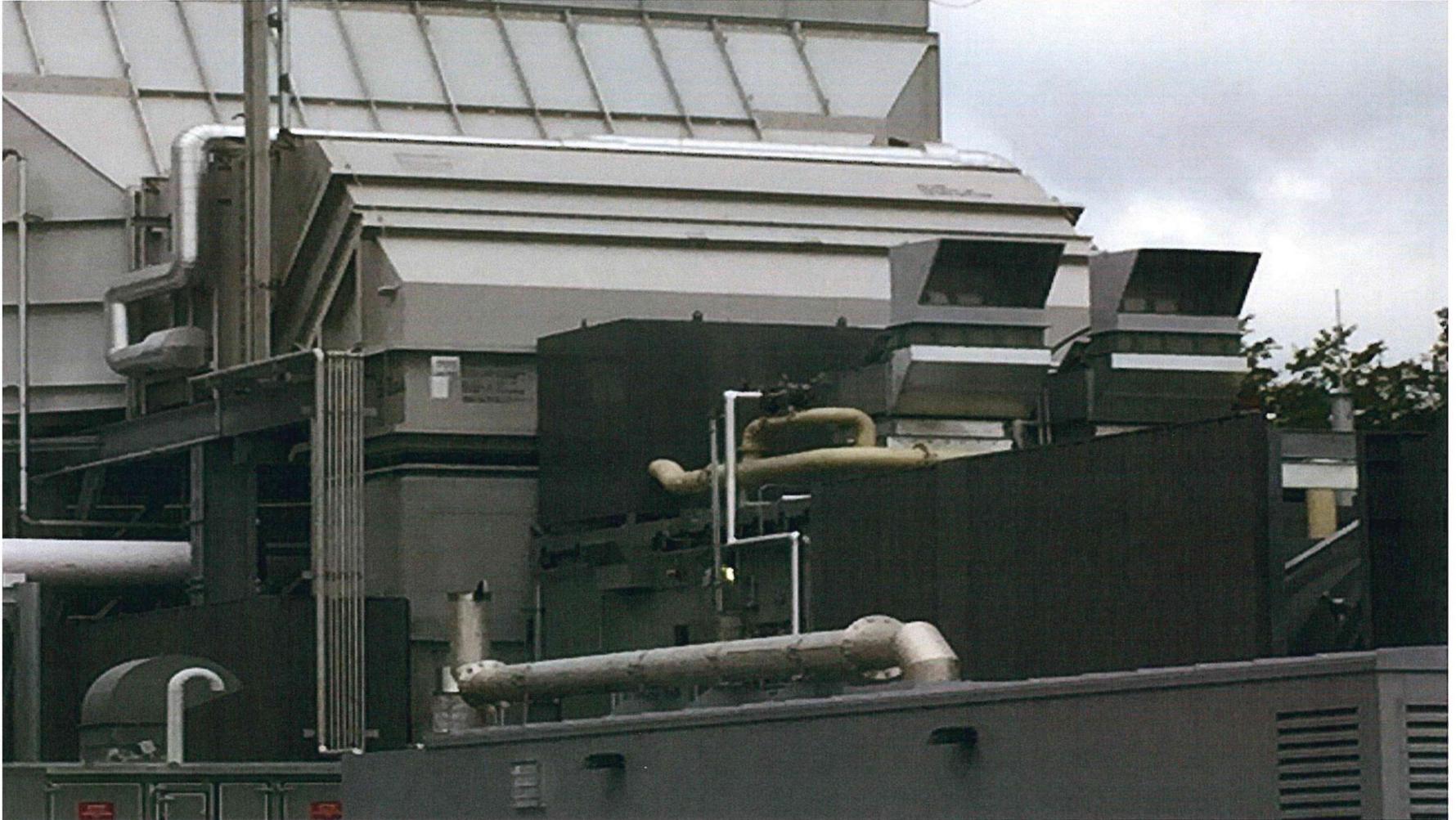
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ATTACHMENT #1:



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ATTACHMENT #2:

- **BLUE:** All text in **blue** is proposed language.
- **BLACK:** All text in **black** is current language

PROPOSED LANGUAGE FOR HX/HIGHWAY INTERCHANGE ZONING DISTRICT:

ARTICLE 14 HX 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. 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...

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

- 14.2.5 Retail uses over one hundred thousand (100,000) square feet
- 14.2.6 Offices and showrooms of plumbers, electricians, decorators or similar trades, with outdoor storage
- 14.2.7 Rental shops with outdoor storage
- 14.2.8 Nursery sales and garden supply centers with outdoor display areas
- 14.2.9 Lumber yards, building material suppliers, and home improvement centers, with outdoor storage
- 14.2.10 Rifle or pistol ranges when within a completely enclosed building as an accessory use
- 14.2.11 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
- 14.2.12 Sales, rental, and service centers for mobile home, modular home, manufactured homes, or farm equipment provided:
 - 14.2.12.1 Ingress and egress to the use shall be at least sixty (60) feet from the intersection of any two streets.
 - 14.2.12.2 The arrangement of vehicles stored in the open shall be uniform, following the patterns established for off street parking lots.
 - 14.2.12.3 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

14.2.13 Above-ground storage of flammable or hazardous material provided:

14.2.13.1 Aggregate storage above 5000 gallons up to 20,001 gallons shall be in a single tank

14.2.13.2 Signage on the tank shall be limited to that which is statutorily required by law.

Advertising signage of any type will be prohibited on the tank.

14.2.13.3 Tank location is to be a minimum of fifty (50) feet from the traffic pattern on the site