

November 27, 2018

The regular meeting of the Otsego County Board of Commissioners was held at the Alpine Center at 800 Livingston Blvd, Multipurpose Room, Gaylord, Michigan. The meeting was called to order at 9:30 a.m. by Chairman Ken Borton. Invocation by Commissioner Ken Glasser, followed by the Pledge of Allegiance led by Mayor John Jenkins.

Roll Call:

Present: Julie Powers, Paul Liss, Duane Switalski, Rob Pallarito, Ken Glasser, Doug Johnson, Ken Borton, Bruce Brown.

Excused: Paul Beachnau.

Commissioner Duane Switalski requested item D on the consent agenda be removed and placed under new business as item B.

Consent Agenda:

Motion by Commissioner Doug Johnson, seconded by Commissioner Julie Powers, to approve the Regular minutes of November 13, 2018 with attachments. Ayes: Unanimous. Motion carried.

Motion by Commissioner Doug Johnson, seconded by Commissioner Julie Powers, to approve the 2019 Board of Commissioners meeting schedule. Ayes: Unanimous. Motion carried. (see attached)

Motion by Commissioner Doug Johnson, seconded by Commissioner Julie Powers, to approve the 2019 Holiday Schedule. Ayes: Unanimous. Motion carried. (see attached)

Motion by Commissioner Doug Johnson, seconded by Commissioner Julie Powers, to approve Otsego County 6-year Capital Improvement Plan. Ayes: Unanimous. Motion carried. (see attached)

Public hearing to convert the Board of Otsego County Road Commission from a 3-member elected board to a 5-member board opened at 9:33 a.m.

Public hearing to convert the Board of Otsego County Road Commission from a 3-member elected board to a 5-member board closed at 10:30 a.m.

Motion by Commissioner Ken Glasser, seconded by Commissioner Julie Powers, to approve changing the Board of Otsego County Road Commissioners from a 3-member election Board to a 5-member Board, with the two additional Board members to be appointed by the Otsego County Board of Commissioners, as allowed under Section 6 of Chapter IV of 1909 PA 283, MCL 225.6. One appointed position will be a 2-year term, 1/1/19-12/31/20; the seconded appointed

position will be a 4-year term, 1/1/19-12/31/22. Ayes: Julie Powers, Paul Liss, Rob Pallarito, Ken Glasser, Doug Johnson, Ken Borton, Bruce Brown. Nays: Duane Switalski. Motion carried.

Motion by Commissioner Ken Glasser, seconded by Commissioner Rob Pallarito, to approve OCR 18-28, changing the method of selecting County Road Commissioners to the Otsego County Board of Road Commissioners from an elected board to an appointed five (5) member board effective immediately, and the Otsego County Road Commissioners who were elected in the 2014, 2016, and 2018 general elections with terms expiring December 31, 2020, 2022, and 2024, respectively, will be replaced by appointment of the Otsego County Board of Commissioners at the expiration of their term. Motion was amended by Commissioner Ken Glasser to change the word *selection* to *selecting* in paragraph 4 on page 1 and on page 2 add the language, *and December 31, 2022 respectively; and further on paragraph 4.*

Roll Call Vote:

Ayes: Julie Powers, Rob Pallarito, Ken Glasser, Doug Johnson, Ken Borton.

Nays: Paul Liss, Duane Switalski, Bruce Brown.

Excused: Paul Beachnau.

Motion carried/Resolution adopted. (see attached)

Department Head Reports: None.

Committee Report:

Motion by Commissioner Rob Pallarito, seconded by Commissioner Duane Switalski, to approve rezoning 6 subdivisions located in Bagley and Otsego Lake Townships to R3 Residential Estates, as follows:

Bagley Township- Gaylord Mobile Home Estates  
Hidden Pine Mobile Estates  
Maple Grove Estates 1 and 2  
Parkwood Subdivision

Otsego Lake Township- Arbutus Beach Highlands 1-4 subdivision, and to amend Section 21.22.6 of the County Zoning Ordinance to read "Units manufactured shall have a Title date not to exceed fifteen (15) years from the zoning application date," and to remove the language "Units manufactured prior to 1976 (title date) shall not be installed." Ayes: Unanimous.

Motion carried. (see attached)

Motion by Commissioner Rob Pallarito, seconded by Commissioner Ken Glasser, to approve Planning Commission cases PZRZ18-004, 005, and 006 for the rezoning of 3 parcels in Hayes Township from B1 Local Business to B2 General Business and to include a letter between the applicant and Hayes Township dated 10/10/18 for listed Land Use restrictions to be recorded at the Otsego County Register of Deeds Office. Ayes: Julie Powers, Paul Liss, Duane Switalski, Rob Pallarito, Ken Glasser, Ken Borton, Bruce Brown. Abstain: Doug Johnson. Motion carried. (see attached)

Motion by Commissioner Rob Pallarito, seconded by Commissioner Duane Switalski, to approve Planning Commission case PZRZ18-001, for the rezoning of 1 parcel in Charlton Township from FR-Forestry Recreation to AR-Agricultural Resource. Ayes: Unanimous. Motion carried. (see attached)

Administrator's Report:

Rachel Frisch reminded the Board the next Commissioner's meeting is December 18, 2018 at 9:30 a.m.; 2019 proposed budget thoroughly reviewed and to be presented at the December 18<sup>th</sup> meeting; downtown organized Christmas lighting event is Saturday, December 1, 2018 at 5:30 p.m.; the information center building has been removed.

City Liaison, Township and Village Representative:

Commissioner Julie Powers reported on the City council meeting, City voted to opt out of recreational marijuana.

Correspondence: None.

New Business:

Motion by Commissioner Julie Powers, seconded by Commissioner Rob Pallarito, to approve the November 20, 2018 Warrant in the amount of \$178,533.53. Ayes: Unanimous. Motion carried.

Motion by Commissioner Paul Liss, seconded by Commissioner Doug Johnson, to approve the November 27, 2018 Warrant in the amount of \$127,906.55. Ayes: Unanimous. Motion carried.

Motion by Commissioner Ken Glasser, seconded by Commissioner Doug Johnson, to approve Resolution OCR-18-29 Opposing the proposed MOA that would affect the airspace surrounding the Gaylord Regional Airport.

Roll Call Vote:

Ayes: Julie Powers, Paul Liss, Rob Pallarito, Ken Glasser, Doug Johnson, Ken Borton, Bruce Brown.

Nays: Duane Switalski.

Excused: Paul Beachnau.

Motion carried/Resolution adopted. (see attached)

Chairman Ken Borton opened up the meeting for public comment.

Board Remarks:

Commissioner Rob Pallarito had no report.

Commissioner Ken Glasser commented on exclusionary zoning.

Commissioner Bruce Brown had no report.

Commissioner Paul Liss had no report.

Commissioner Doug Johnson had no report.

Commissioner Julie Powers had no report.

Commissioner Duane Switalski had no report.

Commissioner Ken Borton will be attending the MAC board meeting in Lansing, approving bylaws.

Meeting adjourned at 11:45 a.m.

---

Kenneth C. Borton, Chairman

---

Susan I. DeFeyter, Otsego County Clerk



**2019**  
**BOARD OF COMMISSIONERS**  
**MEETING SCHEDULE**

**Second and fourth Tuesdays of each month**  
*\*(unless noted), beginning at 9:30 a.m., in Room #100,*  
**Otsego County Building, 225 West Main Street**

**January 2\*** *(Organizational Meeting)*

**January 8**

**January 22**

**February 12**

**February 26**

**March 12**

**March 28\*** *(4<sup>th</sup> Thursday due to MAC Legislative Conference)*

**April 9**

**April 23**

**May 14**

**May 28**

**June 11**

**June 25**

**July 9**

**July 23**

**August 13**

**August 27**

**September 10**

**September 24**

**October 8**

**October 22**

**November 12**

**November 26**

**December 17\*** *(one meeting held this month)*



## 2019 Holiday Schedule

Tuesday, January 1 <sup>st</sup>	New Year's Day
Monday, February 18 <sup>th</sup>	Presidents' Day
Friday, April 19 <sup>th</sup>	Good Friday
Monday, May 27 <sup>th</sup>	Memorial Day
Thursday, July 4 <sup>th</sup>	Independence Day
Monday, September 2 <sup>nd</sup>	Labor Day
Monday, November 11 <sup>th</sup> (observed)	Veterans' Day
Thursday, November 28 <sup>th</sup>	Thanksgiving Day
Friday, November 29 <sup>th</sup>	Friday after Thanksgiving
Tuesday, December 24 <sup>th</sup>	Christmas Eve
Wednesday, December 25 <sup>th</sup>	Christmas Day
Tuesday, December 31 <sup>st</sup>	New Year's Eve
Wednesday, January 1 <sup>st</sup> (2020)	New Year's Day



# CAPITAL IMPROVEMENT PLAN 2019-2024

**OTSEGO COUNTY, MICHIGAN**

Approved by the Planning Commission on 10/15/2018  
Adopted by the Board of Commissioners on XXXX



# TABLE OF CONTENTS

INTRODUCTION	3
MICHIGAN PLANNING ENABLING ACT	3
CAPITAL IMPROVEMENTS	4
LIMITATION ON AUTHORITY	5
PROCEDURES	6
PROJECT PRIORITIZING	7
CAPITAL PROJECTS	8
GAYLORD REGIONAL AIRPORT BOX HANGAR	8
GAYLORD REGIONAL AIRPORT REHABILITATE RUNWAY 9-27	9
IRON BELLE TRAIL DOWNTOWN GAYLORD TRAILHEAD	11
OTSEGO LAKE OUTLET STRUCTURE REPLACEMENT	13
OTSEGO COUNTY JAIL	14
OCRC HEATHERTON ROAD PROJECT	15
OCRC KRYS ROAD SMALL URBAN ROAD PROJECT	17
OCRC MARLETTE ROAD FROM SHERMAN ROAD TO FANTASY DRIVE PROJECT	19
OCRC KRYS ROAD RESURFACING PROJECT	21
OCRC MARLETTE ROAD FROM OLD 27 TO SHERMAN ROAD PROJECT	23
OCRC MURNER ROAD PROJECT	25
OCRC WILKINSON ROAD PROJECT	27
GROEN NATURE PRESERVE ENTRANCE	29

# INTRODUCTION

## MICHIGAN PLANNING ENABLING ACT

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 are long lasting and involve a substantial investment. 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:

- New and expanded physical facilities.
- The acquisition of land for a community facility.
- Major Renovation 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 Planning/Zoning 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 Planning/Zoning Director 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 each year.
- D. The Planning Commission will conduct a public hearing on the draft CIP each year.
- E. Planning Commission will forward draft CIP, along with recommendation, to the Otsego County Board 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

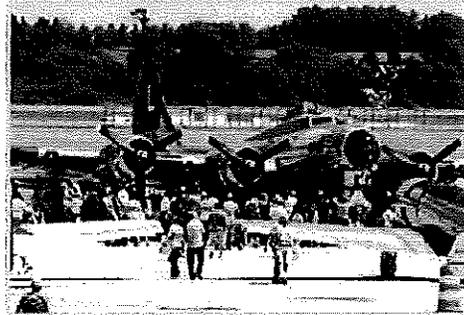
**C. Desirable (important, could do)**

- Provides a new or expanded level of service
- Promotes intergovernmental cooperation
- Enhances cultural or natural resources

# CAPITAL PROJECTS

## GAYLORD REGIONAL AIRPORT BOX HANGAR

- Agency: Otsego County
- Project Type: New Construction
- Year(s) of Project: 2019-2020
- 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: Design - Fall 2019, Construction - Fall 2020
- Estimated Cost: \$660,000.00
- Basis of Cost Estimate: Engineer Estimate
- Alternative Financing:
  - FAA Non-Primary Entitlement Grants (91% share): \$ 600,000
  - State Funds (4.5%): \$ 33,333
  - Local Funds; Airport Capital Projects Fund (4.5%): \$ 33,333
- Agency Reported Priority: Important
- Planning Commission Reported Priority: Important



## **GAYLORD REGIONAL AIRPORT REHABILITATE RUNWAY 9-27**



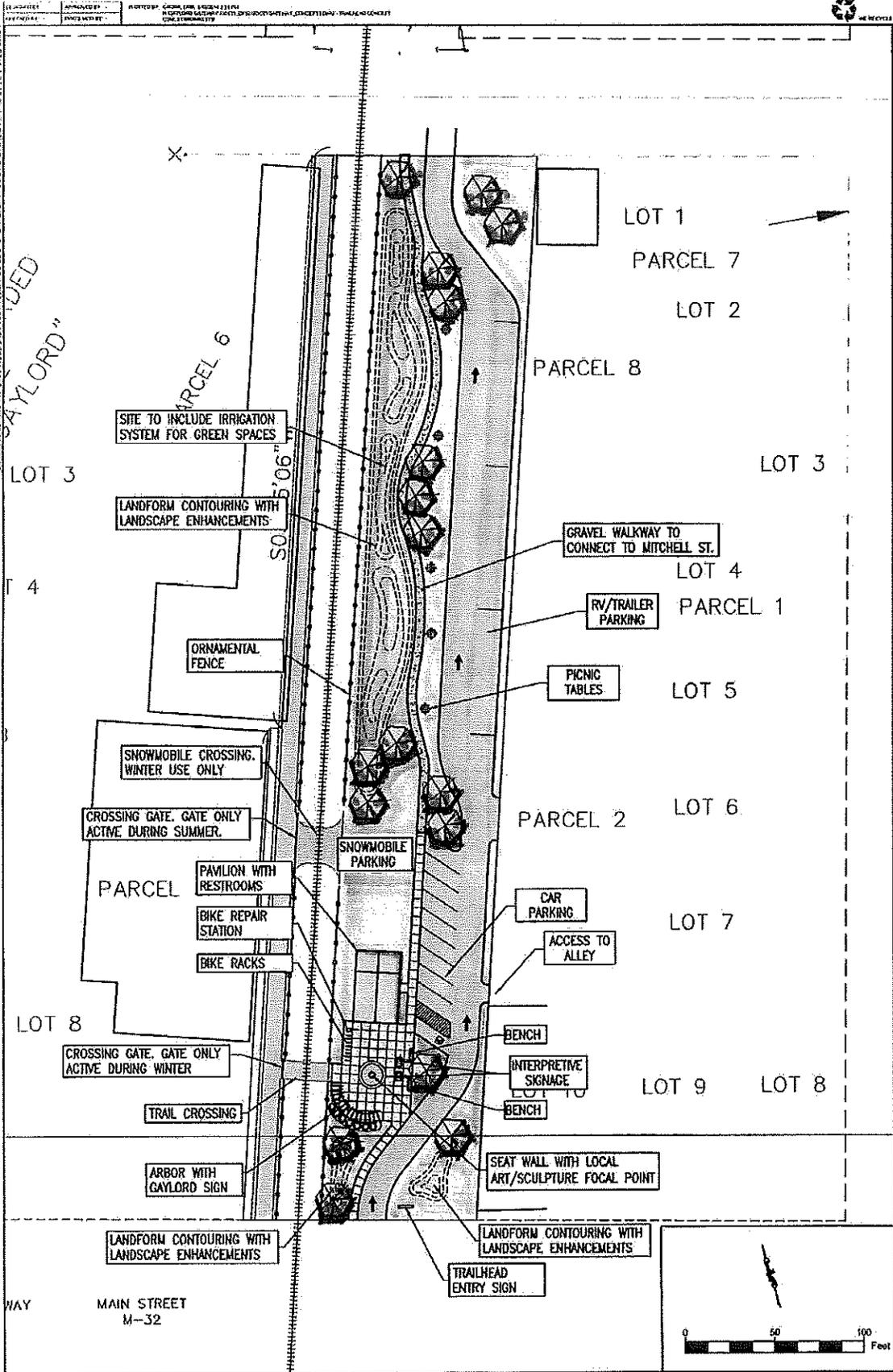
- Agency: Otsego County
- Project Type: New Construction
- Year(s) of Project: 2023
- Project Description:
  - This project is to rehabilitate the bituminous pavement of Runway 9-27. The existing runway is 6,579' x 150'. The existing pavement was last rehabilitated in 2002 and will be 21 years old at the time of this project. According to the PCI data taken in 2015, the existing pavement was listed at 73. The reports indicate low to medium severity longitudinal/transverse cracking and low severity weathering, but no significant structural concerns. The PCI for Runway 9-27 is forecasted to be at 59 in 2023. The rehabilitation will consist of a 4-inch mill and fill with full depth crack repair. Also included in this project will be the rehabilitation of the shoulders, blast pads, and existing taxiway connectors from Runway 9-27 to the hold lines. A full airfield remarking is included.
- Schedule: TBD
- Estimated Cost: \$5,250,000.00
- Basis of Cost Estimate: Engineer Estimate
- Alternative Financing:
  - FAA Non-Primary Entitlement Grants (3.17% share): \$ 166,500
  - FAA Federal Apportionment (86.83% share): \$4,558,500
  - State Funds (5.0% share): \$ 262,500
  - Local Funds (5.0% share): \$ 262,500
- Agency Reported Priority: Important
- Planning Commission Reported Priority: Important



## IRON BELLE TRAIL DOWNTOWN GAYLORD TRAILHEAD



- Agency: Otsego County
- Project Type: New Construction
- Year(s) of Project: 2019
- Project Description:
  - The Iron Belle Trailhead will be built on the east side of the railroad tracks between Main and Mitchell streets. The project is part of the Iron Belle Trail expansion and will include a pavilion with outdoor seating and restrooms, an area for parking, landscaping, and bike racks. The preliminary design incorporates key design elements from both the City Streetscape Project and the County Lawn Project. The entrance to the trailhead would be on Main and exit on Mitchell. The project is estimated to start in Spring 2019, with a completion date of Summer 2019.
- Schedule: Spring/Summer 2019
- Estimated Cost: \$732,180
- Basis of Cost Estimate: Engineer Estimate
- Alternative Financing:
  - Michigan Dept. of Natural Resources Trust Fund Grant (41% share): \$300,000
  - Michigan Dept. of Natural Resources Trails Program (55% share): \$400,000
  - Local Funds (4% share): \$ 32,180
- Agency Reported Priority: Urgent
- Planning Commission Reported Priority: Urgent



DATE: 10/15/10  
 SCALE: 1" = 40'  
 SHEET: 1 OF 1  
 PRELIMINARY CONCEPT #3

**IRON BELLE TRAIL  
 GAYLORD TRAILHEAD**  
 GAYLORD, MI



PRELIMINARY

## OTSEGO LAKE OUTLET STRUCTURE REPLACEMENT

- Agency: Otsego County
- Project Type: New Construction
- Year(s) of Project: 2019
- Project Description:
  - This project involves the replacement of Otsego Lake's outlet control structure located on the east side of Otsego Lake. The structure is responsible for controlling the lake level and preventing excess lake level rise during the spring. The current structure was installed in the late 1970s and has extensive damage due to ice and old age.
- Schedule: TBD
- Estimated Cost: \$200,000
- Basis of Cost Estimate: Engineer Estimate
- Alternative Financing:
  - Economic Development Administration Public Works Grant: TBD
  - Michigan Dept. of Agriculture and Rural Development Grant: TBD
  - Local Funds: TBD
- Agency Reported Priority: Urgent
- Planning Commission Reported Priority: Urgent



## OTSEGO COUNTY JAIL

- Agency: Otsego County
- Project Type: New Construction
- Year(s) of Project: 2023
- Project Description:
  - A new Jail facility will eventually be needed to replace the current outdated facility. The current facility is located as part of the Courthouse in downtown Gaylord. In 2008, the Jail Citizen Committee recommended building a new 24,621 sqft 68-bed jail when/if the Criminal Justice Coordinating Committee determines that jail alternative programs can no longer sufficiently alleviate overcrowding. A location has not been decided.
- 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 2021 and will be pushed back as necessary.
- Estimated Cost: \$7,800,000 (costs to be finalized once final plan is adopted)
- Basis of Cost Estimate: Engineer 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: Desirable; In conjunction with jail construction, existing jail alternative programs must continue to be utilized. Additionally, expanded programs such as a residential work camp should be incorporated.
- Planning Commission Reported Priority: Desirable



## OCRC HEATHERTON ROAD PROJECT

- Agency: Otsego County Road Commission
- Project Type: Major Renovation
- Year(s) of Project: 2019
- Project Description:
  - Work will include reconstructing portions of Heatherton Road from M-32 East to Brown Road, approximately 3.2 miles. The existing pavement will be crushed into the aggregate base for additional strength and two courses of hot mix asphalt will be placed. Other locations will consist of wedging and overlaying the existing pavement with hot mix asphalt. Drainage improvements and paved shoulders will also be key items
- Schedule: Spring 2019
- Estimated Cost: \$922,000.00
- Basis of Cost Estimate: Engineer Estimate
- Alternative Financing:
  - State Funds (40% share): \$ 368,800
  - Local Funds (60% share): \$ 553,200
- Agency Reported Priority: Important
- Planning Commission Reported Priority: Important



**Heatherton Rd Project**  
Osceola County Road Commission

**Legend**

- Project Start/End
- Project Limits



## OCRC KRY'S ROAD SMALL URBAN ROAD PROJECT

- Agency: Otsego County Road Commission
- Project Type: Major Renovation
- Year(s) of Project: 2019
- Project Description:
  - The Otsego County Road Commission plans to reconstruct Kry's Road from McCoy Road to Johnson Road, approximately one mile. This crush and shape project will include improvements such as, resurfacing with hot mix asphalt with wider lanes, paved shoulders, vertical grade improvements, concrete curb and gutter, and recessed pavement markings.
- Schedule: Spring 2019
- Estimated Cost: \$516,416.00
- Basis of Cost Estimate: Engineer Estimate
- Alternative Financing:
  - Federal Funds (73% share): \$ 375,000
  - Local Funds (27% share): \$ 141,416
- Agency Reported Priority: Important
- Planning Commission Reported Priority: Important



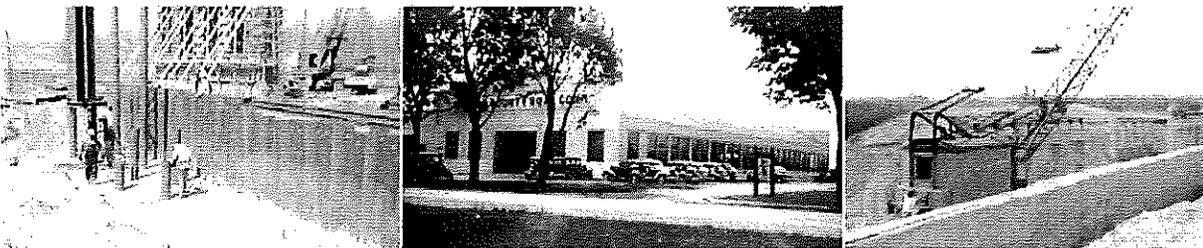
**Krys Rd Small Urban Road Project**  
Onsego County Road Commission

**Legend**  
Project Start/End  
Project Limits



## OCRC MARLETTE ROAD FROM SHERMAN ROAD TO FANTASY DRIVE PROJECT

- Agency: Otsego County Road Commission
- Project Type: Major Renovation
- Year(s) of Project: 2020
- Project Description:
  - The Otsego County Road Commission plans to reconstruct Marlette Road from Sherman Road to Fantasy Drive. This will be a crush and shape project with new HMA surface and lane widening as well as vertical grade improvements.
- Schedule: TBD
- Estimated Cost: \$704,555.00
- Basis of Cost Estimate: Engineer Estimate
- Alternative Financing:
  - Federal Funds (53% share): \$ 376,176
  - Local Funds (47% share): \$ 328,379
- Agency Reported Priority: Important
- Planning Commission Reported Priority: Important



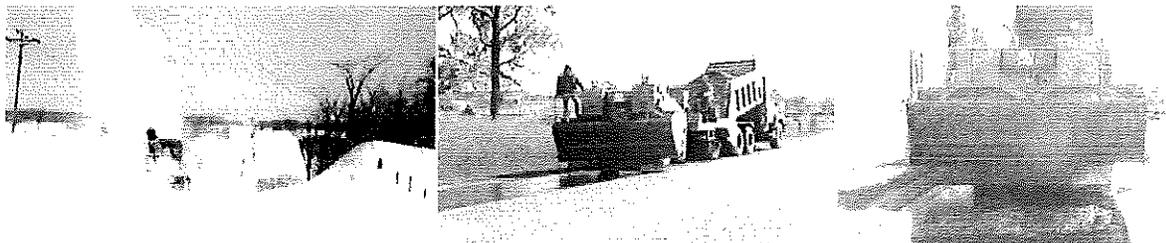
**Marlette Rd from Sherman Rd to Fantasy Dr Project**  
Oscego County Road Commission

**Legend**  
● Project Start/End  
◆ Project Limits



## OCRC KRYS ROAD RESURFACING PROJECT

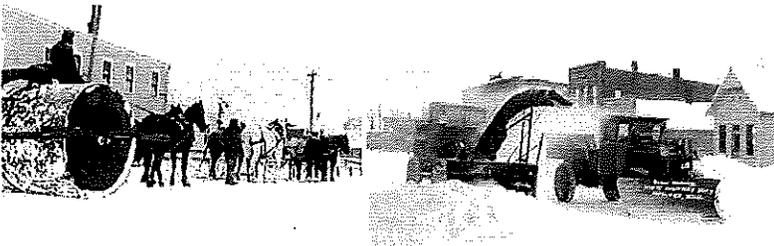
- Agency: Otsego County Road Commission
- Project Type: Major Renovation
- Year(s) of Project: 2021
- Project Description:
  - Work will include resurfacing Krys Road from Johnson Road to Charles Brink Road, approximately 2.5 miles. Improvements will include new HMA surface, lane widening, paved shoulders, and recessed pavement markings.
- Schedule: TBD
- Estimated Cost: \$450,000.00
- Basis of Cost Estimate: Engineer Estimate
- Alternative Financing:
  - Federal Funds (80% share): \$ 360,000
  - Local Funds (20% share): \$ 90,000
- Agency Reported Priority: Important
- Planning Commission Reported Priority: Important





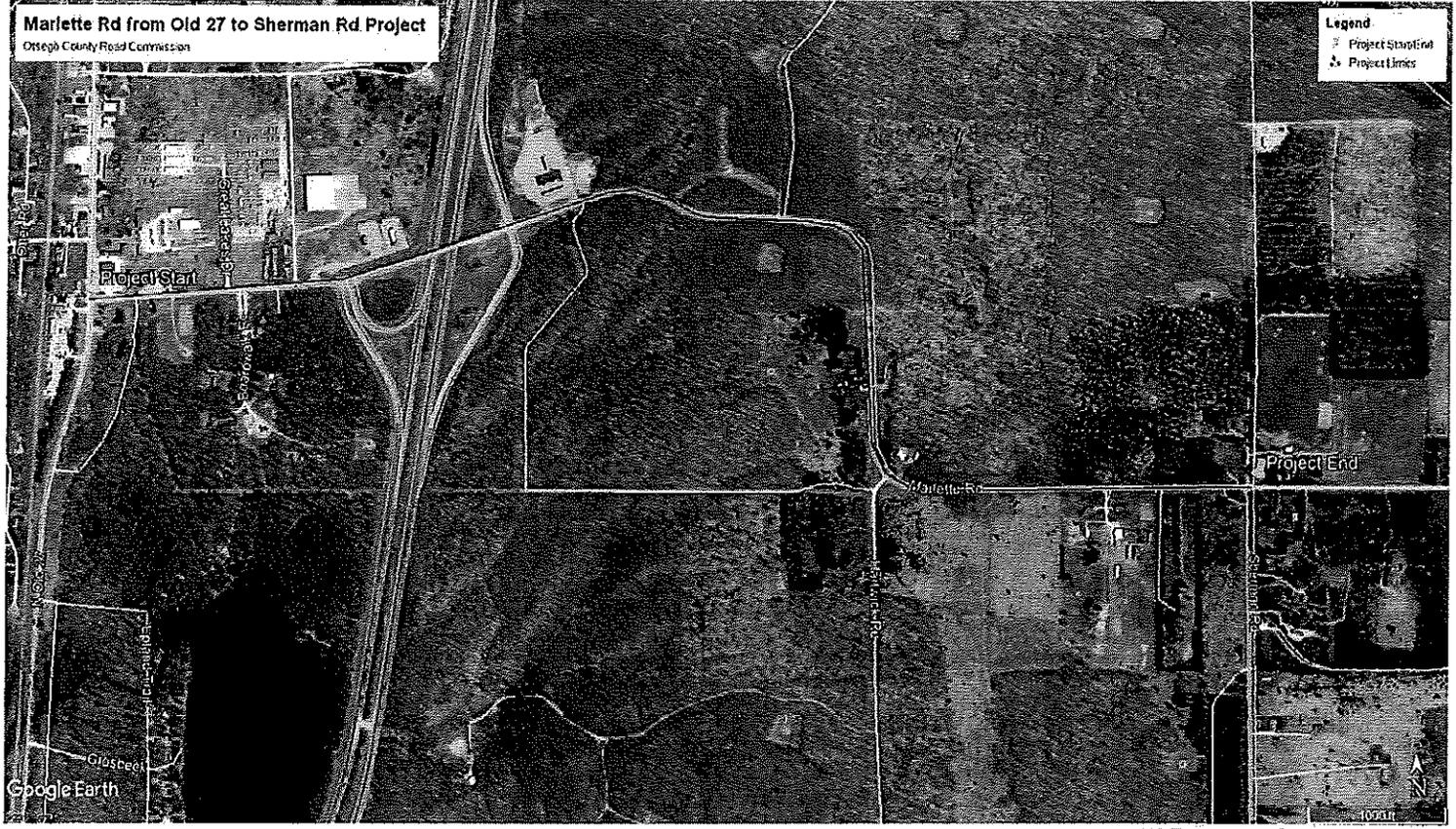
## OCRC MARLETTE ROAD FROM OLD 27 TO SHERMAN ROAD PROJECT

- Agency: Otsego County Road Commission
- Project Type: Major Renovation
- Year(s) of Project: 2022
- Project Description:
  - Work will include crush and shape with new HMA surface from Old 27 South to Sherman Road. Improvements will include lane widening and paved shoulders.
- Schedule: TBD
- Estimated Cost: \$756,000.00
- Basis of Cost Estimate: Engineer Estimate
- Alternative Financing:
  - Federal Funds (50% share): \$ 376,176
  - Local Funds (50% share): \$ 379,824
- Agency Reported Priority: Important
- Planning Commission Reported Priority: Important



**Marlette Rd from Old 27 to Sherman Rd Project**  
Ortsch County Road Commission

**Legend**  
Project Start/End  
Project Limits



## OCRC MURNER ROAD PROJECT

- Agency: Otsego County Road Commission
- Project Type: Major Renovation
- Year(s) of Project: 2022
- Project Description:
  - This will be a crush and shape project on Murner Road from M-32 West to Five Lakes Road. The improvements will include strengthening the aggregate base, paving shoulders, and resurfacing with HMA.
- Schedule: TBD
- Estimated Cost: \$595,000.00
- Basis of Cost Estimate: Engineer Estimate
- Alternative Financing:
  - Federal Funds (63% share): \$ 375,000
  - Local Funds (37% share): \$ 220,000
- Agency Reported Priority: Important
- Planning Commission Reported Priority: Important





## OCRC WILKINSON ROAD PROJECT

- Agency: Otsego County Road Commission
- Project Type: Major Renovation
- Year(s) of Project: 2024
- Project Description:
  - This will be primarily a crush and shape project from M-32 East to Marquardt Road. The existing pavement will be crushed and paved with two courses of HMA. At some locations, the top layer of existing pavement may be milled and resurfaced with a single course of HMA. Additional improvements may include paved shoulders, guardrail upgrades, and curb and gutter at intersections.
- Schedule: Spring 2024
- Estimated Cost: \$1,515,000.00
- Basis of Cost Estimate: Engineer Estimate
- Alternative Financing:
  - Federal Funds (25% share): \$ 376,176
  - Local Funds (75% share): \$ 1,138,824
- Agency Reported Priority: Important
- Planning Commission Reported Priority: Important



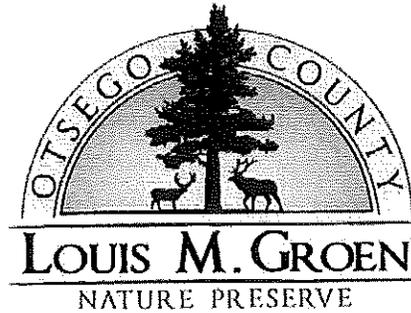
**Wilkinson Rd Project**  
Osage County Road Commission

**Legend**  
Project Start/End  
Project Lines



## GROEN NATURE PRESERVE ENTRANCE

- Agency: Otsego County Parks and Recreation
- Project Type: Major Renovation
- Year(s) of Project: 2019
- Project Description:



- The Groen Nature Preserve New Entrance Drive and Parking Lot Project consists of the installation of a new crushed limestone driveway, parking lot and pathway, concrete sidewalk with curb and gutter, and cultured stone veneer pillared entrance with an asphalt approach. The entire drive will be landscaped with approximately 70 sugar maple trees.
- Schedule: Spring/Summer 2019
- Estimated Cost: \$300,000.00
- Basis of Cost Estimate: Engineer Estimate
- Alternative Financing:
  - Local Funds: Groen Foundation (100% share): \$ 300,000
- Agency Reported Priority: Important
- Planning Commission Reported Priority: Important



Otsego County Six Year Capital Improvement Plan - Appendix A

Project Name	Agency	Project Type	Funding Source(s)	Estimated Cost	P.C. Priority	2019	2020	2021	2022	2023	2024
Gaylord Regional Airport Box Hangar	Otsego County	New Construction	Federal 91%; State 4.5%; Local 4.5% (Airport Capital Projects Fund)	\$660,000	Important		\$ 660,000				
Gaylord Regional Airport Rehabilitate Runway 9-27	Otsego County	New Construction	Federal 90%; State 5.0%; Local 5.0% (Airport Capital Projects Fund)	\$5,250,000	Important					\$5,250,000	
Iron Belle Trail Downtown Gaylord Trailhead	Otsego County	New Construction	State 96%; Local 4% (Capital Improvement Fund)	\$732,180	Urgent	\$ 732,180					
Otsego Lake Outlet Structure Replacement	Otsego County	New Construction	TBD	\$200,000	Urgent	\$ 200,000					
Otsego County Jail	Otsego County	New Construction	TBD	\$7,800,000	Desirable					\$ 7,800,000	
Heatherton Road Project	OC Road Commission	Major Renovation	Federal 40%; Local 60%	\$922,000	Important	\$ 922,000					
Krys Road Small Urban Road Project	OC Road Commission	Major Renovation	Federal 73%; Local 27%	\$516,416	Important	\$ 516,416					
Marlette Road From Sherman Road To Fantasy Drive Project	OC Road Commission	Major Renovation	Federal 53%; Local 47%	\$704,555	Important		\$ 704,555				
Krys Road Resurfacing Project	OC Road Commission	Major Renovation	Federal 80%; Local 20%	\$450,000	Important			\$ 450,000			
Marlette Road From Old 27 To Sherman Road Project	OC Road Commission	Major Renovation	Federal 50%; Local 50%	\$756,000	Important				\$ 756,000		
Murner Road Project	OC Road Commission	Major Renovation	Federal 63%; Local 37%	\$595,000	Important				\$ 595,000		
Wilkinson Road Project	OC Road Commission	Major Renovation	Federal 80%; Local 20%	\$1,515,000	Important						\$1,515,000
Green Nature Preserve Entrance	Otsego County	Major Renovation	Local 100% (Green Foundation)	\$300,000	Important	\$ 300,000					
<b>Total Costs: \$20,401,151</b>						<b>\$ 2,670,596</b>	<b>\$ 1,364,555</b>	<b>\$ 450,000</b>	<b>\$ 1,351,000</b>	<b>\$ 13,050,000</b>	<b>\$ 1,515,000</b>

Minutes of a regular meeting of the Otsego County Board of Commissioners, held at the Alpine Center, 800 Livingston Blvd, Multipurpose Room, Gaylord, Michigan on the 27<sup>th</sup> day of November, 2018 beginning at 9:30 a.m.

PRESENT:

ABSENT:

The following preamble and resolution was offered by Commissioner: \_\_\_\_\_.

**RESOLUTION NO. OCR 18-28**  
**RESOLUTION TO CHANGE THE BOARD OF COUNTY ROAD COMMISSIONERS**  
**OF THE COUNTY OF OTSEGO FROM AN ELECTED BOARD TO AN APPOINTED**  
**BOARD AS ALLOWED UNDER SECTION 6 OF CHAPTER IV OF 1909 PA 283, MCL**  
**224.6**  
**OTSEGO COUNTY BOARD OF COMMISSIONERS**  
**NOVEMBER 27, 2018**

**WHEREAS**, the County Board of Commissioners of the County of Otsego pursuant to the authority granted under Section 6 of Chapter IV of 1909 PA 283, MCL 224.6(6) conducted a public hearing on Tuesday, November 27, 2018 at 9:30 a.m., for the purpose of considering whether to alter the number of County Road Commissioners from three (3) members to five (5) members, after having published notice as required under the Michigan Open Meetings Act not less than twenty-eight days before the public hearing, and after providing written notice of the public hearing to the Otsego County Road Commission and by posting notice of the public hearing on the Otsego County website; and

**WHEREAS**, following the public hearing held on November 27, 2018, the County Board of Commissioners of the County of Otsego pursuant to authority granted in Section 6 of Chapter IV of 1909 PA 283, MCL 224.6(6) voted to alter the number of County Road Commissioners on the Board of County Road Commissioners of the County of Otsego from three (3) members to five (5) members effective January 1, 2019; and

**WHEREAS**, the Otsego County Board of Commissioners pursuant to authority granted in Section 6 of Chapter IV of 1909 PA 283, MCL 224.6 will appoint two new members to the Board of County Road Commissioners, whose terms of office will commence January 1, 2019; one position will be a two-year appointed term and expire December 31, 2020; the second position will be a four-year appointed term and expire December 31, 2022; and

**WHEREAS**, the Otsego County Board of Commissioners pursuant to authority granted in Section 6 of Chapter IV of 1909 PA 283, MCL 224.6(4) may by a majority vote of its members elect, change the method of selection County Road Commissioners to the Board of County Road Commissioners of the County of Otsego from an elected board to an appointed board; and

**WHEREAS**, the Otsego County Board of Commissioners pursuant to authority granted in Section 6 of Chapter IV of 1909 PA 283, MCL 224.6(1) hereby confirms that the terms of office for the County Road Commissioners shall be staggered so that hereafter not more than two Road Commissioners' terms of office expire in the same year.

NOW THEREFORE, THE COUNTY BOARD OF COMMISSIONERS OF THE COUNTY OF OTSEGO, HEREBY RESOLVES:

**RESOLVED**, that pursuant to authority granted in Section 6 of Chapter IV of 1909 PA 283, MCL 224.6(4) the method of selecting County Road Commissioners to the Board of County Road Commissioners of the County of Otsego shall be changed from an elected board to an appointed five (5) member board with immediate effect; and further

**RESOLVED**, that the two (2) additional members of the Board of County Road Commissioners of the County of Otsego shall be appointed by the Otsego County Board of Commissioners for a term beginning January 1, 2019 and expiring on December 31, 2020; and further

**RESOLVED**, that the County Road Commissioners elected in the 2014, 2016, and 2018 general elections and whose terms expire December 31, 2020, 2022, and 2024, respectively, shall at the expiration of their term be replaced by appointment of the Otsego County Board of Commissioners; and further

**RESOLVED**, that the Otsego County Board of Commissioners pursuant to authority granted in Section 6 of Chapter IV of 1909 PA 283, MCL 224.6(1) hereby confirms that the terms of office of the County Road Commissioners shall hereafter be staggered so that not more than two County Road Commissioners' terms of office expire in the same year; and further

**RESOLVED**, that the Otsego County Clerk and Otsego County Board of Commissioner's Chairman, shall perform any and all things or matters as may be necessary or appropriate under the law to fulfill the purpose and intent of this Resolution.

A ROLL CALL VOTE WAS TAKEN AS FOLLOWS:

YES:

\_\_\_\_\_  
\_\_\_\_\_

NO:

\_\_\_\_\_

ABSTAIN:

\_\_\_\_\_

THE RESOLUTION WAS DECLARED ADOPTED.

\_\_\_\_\_  
Kenneth C. Borton, Chairman

\_\_\_\_\_  
Susan I. DeFeyter, County Clerk

STATE OF MICHIGAN)  
                                  §  
COUNTY OF OTSEGO)

The undersigned, being the duly qualified and acting Clerk of the County of Otsego, hereby certifies that the foregoing is a true and complete copy of a resolution duly adopted by the Otsego County Board of Commissioners at its regular meeting held on the 27<sup>th</sup> day of November, 2018, at which meeting a quorum was present and remained throughout and that an original thereof is on file in the records of the County. I further certify that the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, and that the minutes of such meeting were kept and will be or have been made available as required thereby.

\_\_\_\_\_  
Susan I. DeFeyter, County Clerk

DATED: \_\_\_\_\_, 2018



*Otsego*  
COUNTY  
M I C H I G A N

**Department of  
Land Use Services**

1322 Hayes Rd • Gaylord, MI 49735  
Phone: 989.731.7400 • Fax: 989.731.7419  
[www.otsego-county-mi.gov](http://www.otsego-county-mi.gov)

To: Otsego County Board of Commissioners

RE: Rezoning of six (6) subdivisions from their respective zoning districts to R3/Residential Estates:

Bagley Township: *Gaylord Mobile Home Estates, Hidden Pines Mobile Estates, Maple Grove Estates 1 & 2, Parkwood Subdivision*  
Otsego Lake Township: *Arbutus Beach Highlands 1-4 Subdivision*

Motion made by Mr. Arndt to recommend to the Otsego County Board of Commissioners the rezoning of parcels in Gaylord Mobile Home Estates, Hidden Pines Mobile Estates, Maple Grove Estates 1 & 2 and Parkwood Subdivisions located in Bagley Township and parcels in Arbutus Beach Highlands 1-4 Subdivision located in Otsego Lake Township from their respective zoning districts to the R3/Residential Estates Zoning District. In addition, the current language contained in Section 21.22.6 of the Otsego County Zoning Ordinance, which reads "Units manufactured prior to 1976 (title date) shall not be installed." be removed and Section 21.22.6 be amended to read, "Units manufactured shall have a Title date not to exceed fifteen (15) years from the zoning application date."; Seconded by Mr. Brown.

Roll call vote: 7-1  
Motion passes

INTENT

Problem:

It has been recognized that there are five (5) recorded plats located within Bagley Township (Gaylord Mobile Home Estates, Hidden Pines Mobile Estates, Maple Grove Estates 1 & 2, Parkwood Subdivision) and one (1) recorded plat located within Otsego Lake Township (Arbutus Beach Highlands 1-4) that are currently zoned R1/R2. Because these mentioned plats are R1/R2, many of these single family dwellings become non-compliant and are unable to be replaced or made alterations to.

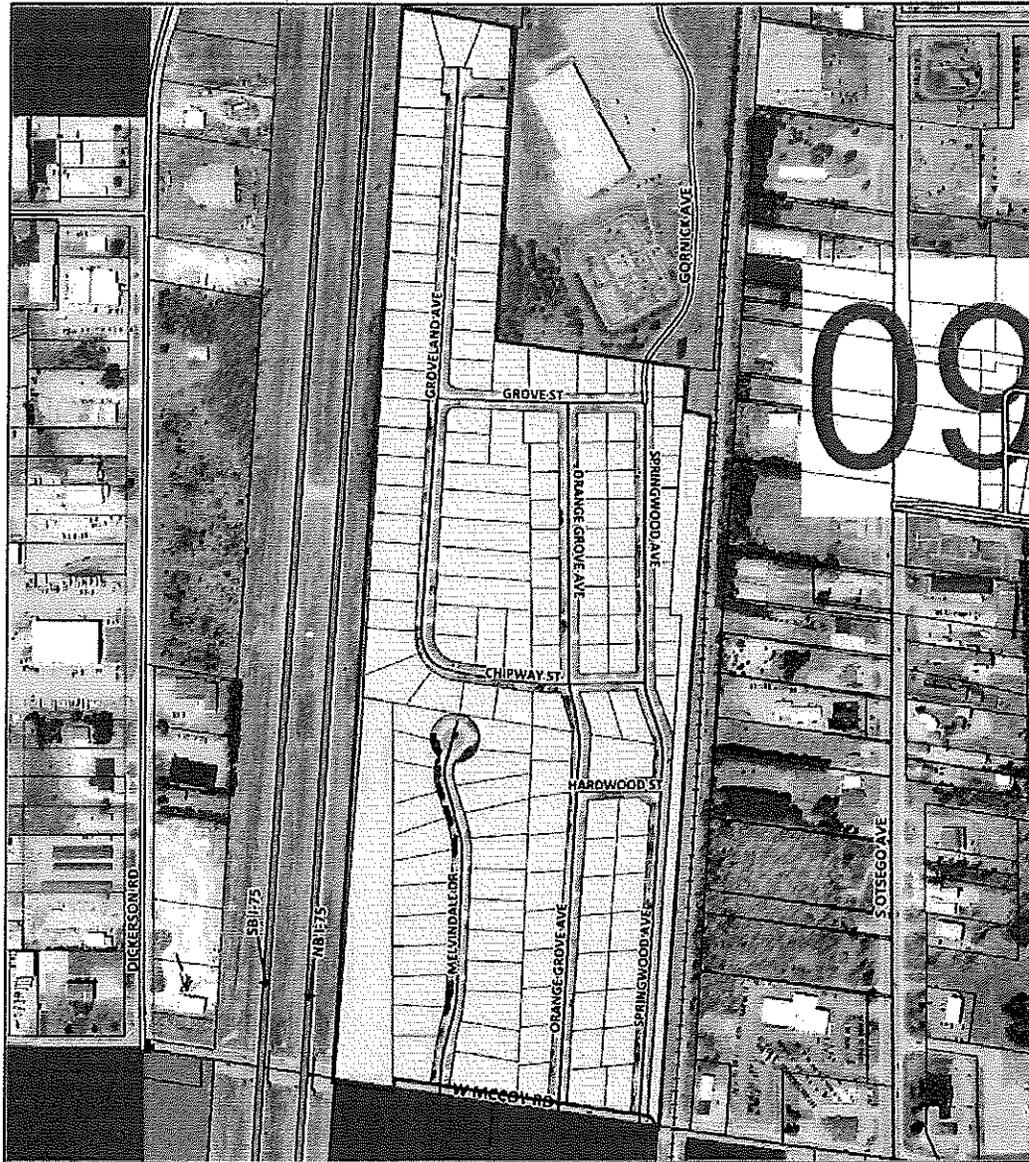
Advisement:

The County Attorney was contacted to advise the Planning Commission on how to amend the zoning ordinance to allow structures less than 20 feet to be voluntarily replaced or altered when the need should arise such as a natural disaster, structure fire, structure modification or the addition of a structure less than 20 feet in width to a vacant lot.

The County Attorney has advised the Planning Commission to rezone these platted areas to R3 to allow for the replacement or addition of structures less than 20 feet in these areas.

There is also a text amendment to Section 21.22.6 of the Otsego County Zoning Ordinance to read "Units manufactured shall have a Title date not to exceed fifteen (15) years from the zoning application date." This is placed in the motion to assure that within reason, new structures that are added to these areas meet updated Building, Energy, Electrical, Mechanical and Plumbing Codes.

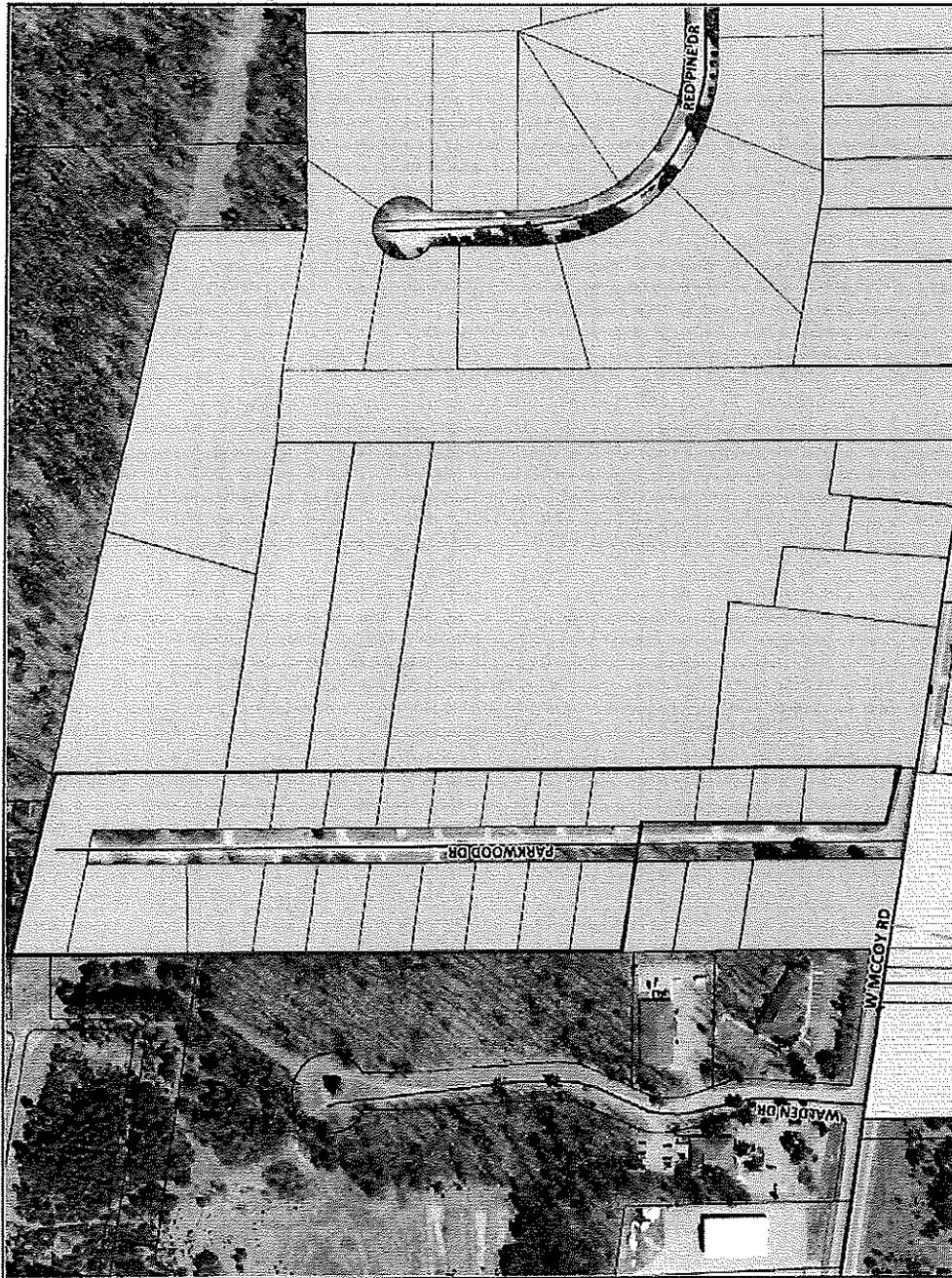
**GAYLORD MOBILE HOME ESTATES, HIDDEN PINES MOBILE ESTATES,  
MAPLE GROVE ESTATES 1 & 2 - BAGLEY TOWNSHIP**



**OTSEGO COUNTY ZONING MAP**  
**LEGEND**

	R-1 RESIDENTIAL
	R-2 GENERAL RESIDENTIAL
	R-3 RESIDENTIAL ESTATES
	RR RECREATION RESIDENTIAL
	FR FORESTRY RECREATION
	AR AGRICULTURAL RESOURCE
	B-1 LOCAL BUSINESS
	B-2 GENERAL BUSINESS
	B-3 BUSINESS, LIGHT MANUFACTURING
	I INDUSTRIAL
	HX HIGHWAY INTERCHANGE
	MUZ MAIN MULTIPLE USE ZONING MAIN STREET
	MUZ TWN CN MULTIPLE USE ZONING TOWN CENTER
	PUD PLANNED UNIT DEVELOPMENT
	STATE LAND
	N/A

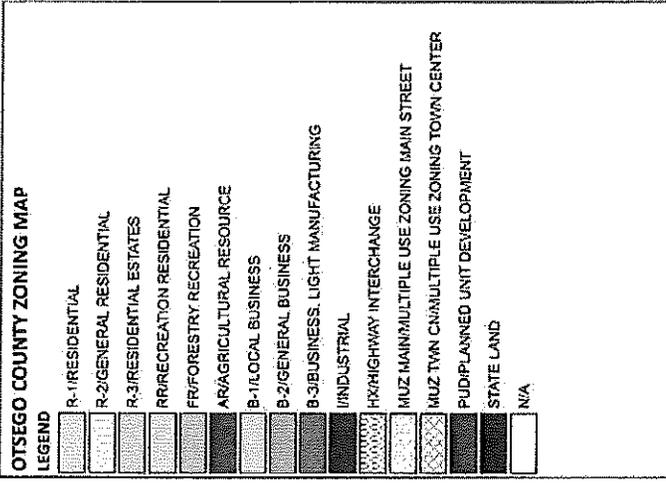
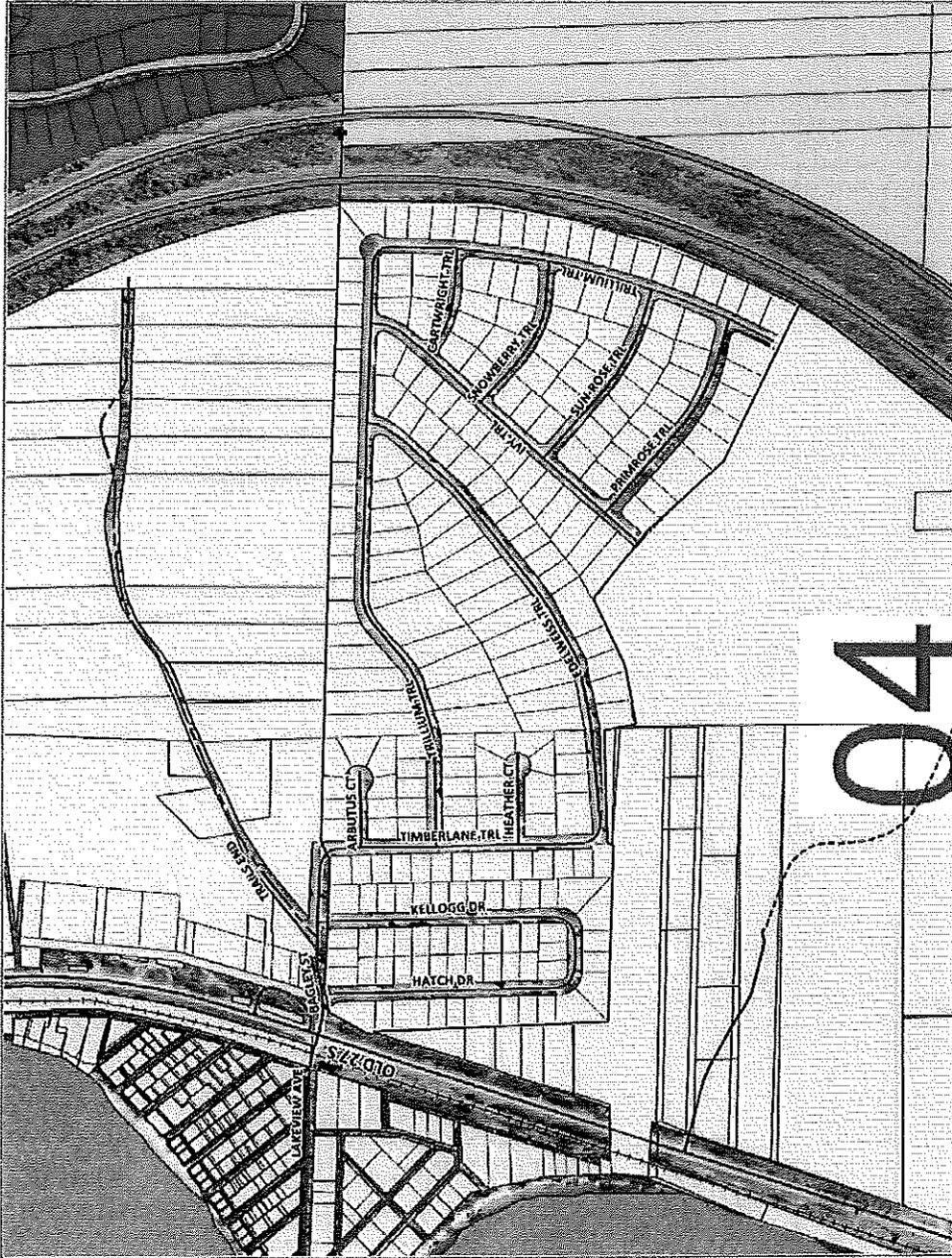
**PARKWOOD SUBDIVISION - BAGLEY TOWNSHIP**



**OTSEGO COUNTY ZONING MAP**

LEGEND	
[Light Gray Box]	R-1 RESIDENTIAL
[Medium Gray Box]	R-2 GENERAL RESIDENTIAL
[Dark Gray Box]	R-3 RESIDENTIAL ESTATES
[Light Gray Box]	RR RECREATION RESIDENTIAL
[Medium Gray Box]	FR FORESTRY RECREATION
[Dark Gray Box]	AR AGRICULTURAL RESOURCE
[Light Gray Box]	B-1 LOCAL BUSINESS
[Medium Gray Box]	B-2 GENERAL BUSINESS
[Dark Gray Box]	B-3 BUSINESS, LIGHT MANUFACTURING
[Light Gray Box]	I INDUSTRIAL
[Medium Gray Box]	HX HIGHWAY INTERCHANGE
[Dark Gray Box]	MUZ MAIN/MULTIPLE USE ZONING MAIN STREET
[Light Gray Box]	MUZ TOWN CENTER/MULTIPLE USE ZONING TOWN CENTER
[Medium Gray Box]	PUD PLANNED UNIT DEVELOPMENT
[Dark Gray Box]	STATE LAND
[White Box]	N/A

ARBUTUS BEACH HIGHLANDS - OTSEGO LAKE TOWNSHIP



# Bagley Township Planning Commission

## Bagley Township, Michigan

Established 1868

October 3, 2018

*Subject: Meeting Minutes and record of decisions for Scheduled Special Meeting on October 2, 2018.*

- Items:*
- 1. Pending zoning changes/additions to certain subdivision zoning from R-2 to R-3 and discussion of changes to potential R-3 zoning once in place in these identified subdivisions.*
  - 2. Recommendation of changes to certain changes allowing increased communication tower height.*

*Members Present:*

*Ken Arndt  
Brian Goebel  
Wally Loney  
Celeste Szymanski  
Larry Beckett*

*Other Attendees:*

*Michelle Noirot, Supervisor  
Celeste Szymanski, Voting Trustee, Excused by Super after meeting began (illness)*

*Citizens Attending: None*

*Meeting Opened at 7:00PM by Arndt*

**Item 1.** Rezone of subdivisions in Bagley Township primarily oriented to manufactured housing from R-2 to R-3. This is an ongoing case with numerous re writes of the R-2 zoning regulation with changes and additions. After the last recommendations by the planning commission, the R-2 zoning with changes was referred to counsel for an opinion. The opinion suggested that, since the R-3 classification was already approved in a current form and that the R-3 zoning classification allows manufactured housing, that the commission should consider and recommend the manufactured subdivisions should be rezoned to R-3. This is now proposed as step 1 to support further accommodations to the subdivisions to be rezoned with changes to R-3 to better accommodate the citizens in these areas in the future.

Bagley Planning Commission moved by consensus supports rezoning to R-3 in preparation for a formal vote. The areas impacted are:

- 1.0 Gaylord Mobile Home Estates
- 2.0 Maple Grove 1
- 3.0 Maple Grove 2
- 4.0 Hidden Pines
- 5.0 Parkwood
- 6.0 Arbutus Beach Highlands

There being no further discussion the question on the table is the rezoning of certain mobile home parks from R-2 to R-3.

Loney offers a motion, Burkett seconds: Chair records a vote all in favor, none opposed.

Motion passes.

**Item 1, Part 2.** For study only as a basis for further changes going forward to adoption to R-3. The commission discussed the R-3 district as now in place and proposed certain changes which would, if adopted, specifically accommodate replacement of manufactured housing units after casualty losses when not the fault of the owner and set limits on the age of the units either installed on a vacant lot not before occupied by a unit or as a replacement. Discussion also studied lot width and recommended a change to the allowed lot width narrower than is currently in the ordinance. The future changes recommended to R-3 are:

**Item 1, Part 2: Bagley Recommendations for modifications to R3, once adopted as currently written:**

**Article 17 (Dimensions)**

R3:

Minimum Width of Principal Structure: Now 11 Feet

**Change to read:** 14 Feet

(Potentially also FR and AR Districts)

Minimum Square Feet of Living Area above ground: No change

Site Width Minimum: Now 100 Feet,

Change to Read: 80 Feet

Minimum site Size: Now 40,000 Square feet

Change to: 10,000 Square feet, .23 Acres

Setbacks: No change

Section 21.22, Manufactured or Site Built Dwelling Less than 16 feet wide:

**Now reads:** Manufactured prior to 1976 (title Date) Shall not be installed.

**Change to read:** Units manufactured more than 15 years (title Date) prior to the date of proposed install shall not be installed under any circumstances.

**Add Section: 21.23.1: Replacement of unit losses from Reasonably Non-Preventable hazards or accidents.**

Units lost to fire, damaging weather, terrorism, vehicle accident or other conditions not caused intentionally by the owner may be replaced by a similar unit subject to the following conditions:

- a. The unit must comply with a manufacture date as noted in 21.22.
- b. The unit must comply with Article 17 with a minimum width of 14 feet and 720 square feet of total, above ground living area.
- c. The District Health Department must certify the adequacy of the Well, septic and drain field prior to the replacement installation.

**Item 1, Part 2.** The commission developed and carefully studied the items in part 2. *Chair recorded 100% consensus, but no formal vote was taken since the changes will have to attach to the R-3 zoning in the above subdivisions once passed.* The recommendations are included for reference and potential input from interested parties.

**Item 2: This item deals with the proposed changes to tower height** for communications towers (unlighted). Sections 21.46.2, 21.46.3, and 21.46.3.2 and 21.46.2. All except the last item change the maximum tower height at 199 feet, where the former limit was 190 feet. The last items changes the tower standoff from its base to a property line or building from 100% of the tower height to 200% of the tower height to enhance the safety factor in the event a tower falls in a high wind or damaged causing a fall.

These are the only changes to the tower height limits. The commission discussed the changes briefly and were favorably impressed with the enhanced standoff. After several minutes of discussion, **a motion was made by Goebel to approve the changes and seconded by Burkett.**

Chair records a vote all in favor, none opposed.

Discussion ended at 7:45 Meeting closed by the chair at 7:55 PM.

Respectfully Submitted,



Kenneth Arndt, Chairman

**Item 1. *Approved as Recommended***    Approved with Edits    Not Approved  
**Item 2. *Comments***

For Bagley Township

By: Michelle Noiro  
Supervisor

Separate approval recorded by Supervisor on behalf of the board. KA

=====  
Narrative supported by meeting recording Erase data 11/15/18

Exhibit

October 9, 2018

Mr. James Mouch  
Director Otsego County Land Services  
1322 Hayes Road  
Gaylord, MI 49735

Dear Jim,

At its October 4, 2018 meeting, the Otsego Lake Township Planning Commission reviewed the proposed zoning changes to the six proposed sites from R2 to R3. The Otsego Lake Township Planning Commission is opposed to rezoning as presented in Otsego Lake Township (Arbutus Beach Highlands) because Article 17.1 Schedule of Dimensions would reduce the minimum width to an unacceptable width (11 feet).

Sincerely,

Nora Corfis  
Secretary  
Otsego Lake Township Planning Commission

CHARLTON TOWNSHIP  
OTSEGO COUNTY

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

To: James Mouch  
1322 Hayes Rd.  
Gaylord, MI 49735

09 October 2018

From: Ivan H. Maschke, Clerk

Dear Mr. Mouch,

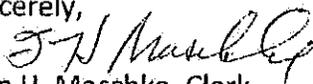
At the last regular meeting of the Charlton Township Board, there was discussion regards to two (2) items received from the Charlton Township Planning Commission.

After discussion, a motion was passed unanimously to recommend approval to the Otsego County Land Use Services of a request to rezone six (6) properties in Bagley and Otsego Lake Townships from R2 to R3 for trailer parks.

Also, a motion was passed to recommend approval to change Wireless Communication Towers height to 199 ft. and that they cannot be placed closer than 200% of the towers' height from any property line or any residence.

Thank you very much for your time and consideration.

Sincerely,

  
Ivan H. Maschke, Clerk

Cc: Charlton Planning Commission  
File

# OTSEGO COUNTY

## PLANNING COMMISSION

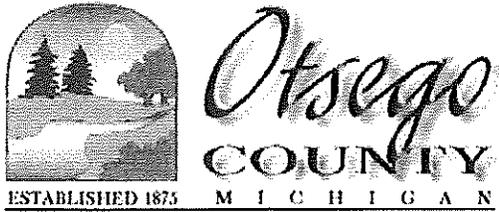
Gaylord Mobile Home Estates  
Hidden Pines Mobile Estates  
Maple Grove Estates 1 & 2  
Parkwood Subdivision  
Arbutus Beach Highlands  
**REZONE**

### SUMMARY

This proposal involves the rezoning of parcels in Gaylord Mobile Home Estates, Hidden Pines Mobile Estates, Maple Grove Estates 1 and 2, and Parkwood Subdivisions located in Bagley Township and parcels in Arbutus Beach Highlands Subdivisions located in Otsego Lake Township, from their respective zoning district to the R3 Zoning District. In addition, the proposal seeks to change the current language contained in Section 21.22.6 of the Otsego County Zoning Ordinance, which reads "Units manufactured prior to 1976 (title date) shall not be installed." be removed and Section 21.22.6 be amended to read, "Units manufactured shall have a Building Title date not to exceed fifteen (15) years from the zoning application date" (*See Attachments 1 and 2*).

### FINDING OF FACT

1. This is a proposal for a rezone of a five (5) subdivisions located in Bagley Township Gaylord, MI 49735 and one (1) subdivision located in Otsego Lake Township Gaylord, MI 49735. *Exhibit #2, Exhibit #3*
2. The subdivisions located in Bagley Township are currently in R1/Residential and R2/General Residential Zoning Districts. *Exhibit #2*
3. The subdivision located in Otsego Lake Township is currently in a R2/General Residential Zoning District. *Exhibit #2*
4. The proposed rezone for all subdivisions is to a R3/Residential Estates Zoning District. *Exhibit #10*
5. The purpose of the rezone is to allow structures to have a minimum width of less than 20'. *Exhibit #10*
6. Minimum width of principal structure in a R1/R2 Zoning District is twenty feet (20'). *Exhibit #10*
7. Minimum width of principal structure in a R3/Residential Estates Zoning District is eleven feet (11'). *Exhibit #10*
8. The Future Land Use Map depicts these areas as *Residential*. *Exhibit #5*
9. The proposed rezone would be consistent with the Otsego County Future Land Use Map and the Otsego County Master Plan. *Exhibit #5*
10. The Public Hearing Notice was published in the Herald Times on November 2, 2018. *Exhibit #6*
11. The requirements of Article 27 of the Otsego County Zoning Ordinance have been met. *Exhibit #7, Exhibit #8*
12. All property owners within the respective subdivisions and owners within three hundred (300') feet were properly notified of the public hearing. *Exhibit #9*
13. The Planning Commission has the authority to approve a *Rezone* request after review and compliance with the Otsego County Zoning Ordinance, Future Land Use Map and Master Plan. (Section 25.7) *Exhibit #1, Exhibit #5, Exhibit #10*



**Department of  
Land Use Services**  
1322 Hayes Rd • Gaylord, MI 49735  
Phone: 989.731.7400 • Fax: 989.731.7419  
[www.otsego-county-mi.gov](http://www.otsego-county-mi.gov)

To: Otsego County Board of Commissioners

RE: Rezoning of three (3) parcels from B1/Local Business to B2/General Business

Motion made by Mr. Caverson to recommend to the Otsego County Board of Commissioners cases PZRZ18-004, PZRZ18-005, and PZRZ18-006 for the rezoning of three (3) parcels in Hayes Township from B1/Local Business to B2/General Business to include a letter between the applicant and township dated October 10, 2018 for listed Land Use restrictions to be recorded at the Otsego County Register of Deeds office; Seconded by Mr. Brown.

Roll call vote: 9-0

Motion approved unanimously.

SUMMARY:

- Case involves proposed indoor storage units on 3 parcels in Hayes Township
  - o 10 buildings total per parcel equaling 280 storage units
  - o 30 buildings total proposed for all three lots equaling 840 units
- Requesting a rezone to B-2 because proposed use (indoor storage) is not permitted in a B-1 district
- Proposed rezone was approved by Hayes Township on 10/9/18

PZRZ18-004 071-001-100-005-02 M-32 WEST  
 PZRZ18-005 071-001-100-005-03 M-32 WEST  
 PZRZ18-006 071-001-100-005-04 M-32 WEST

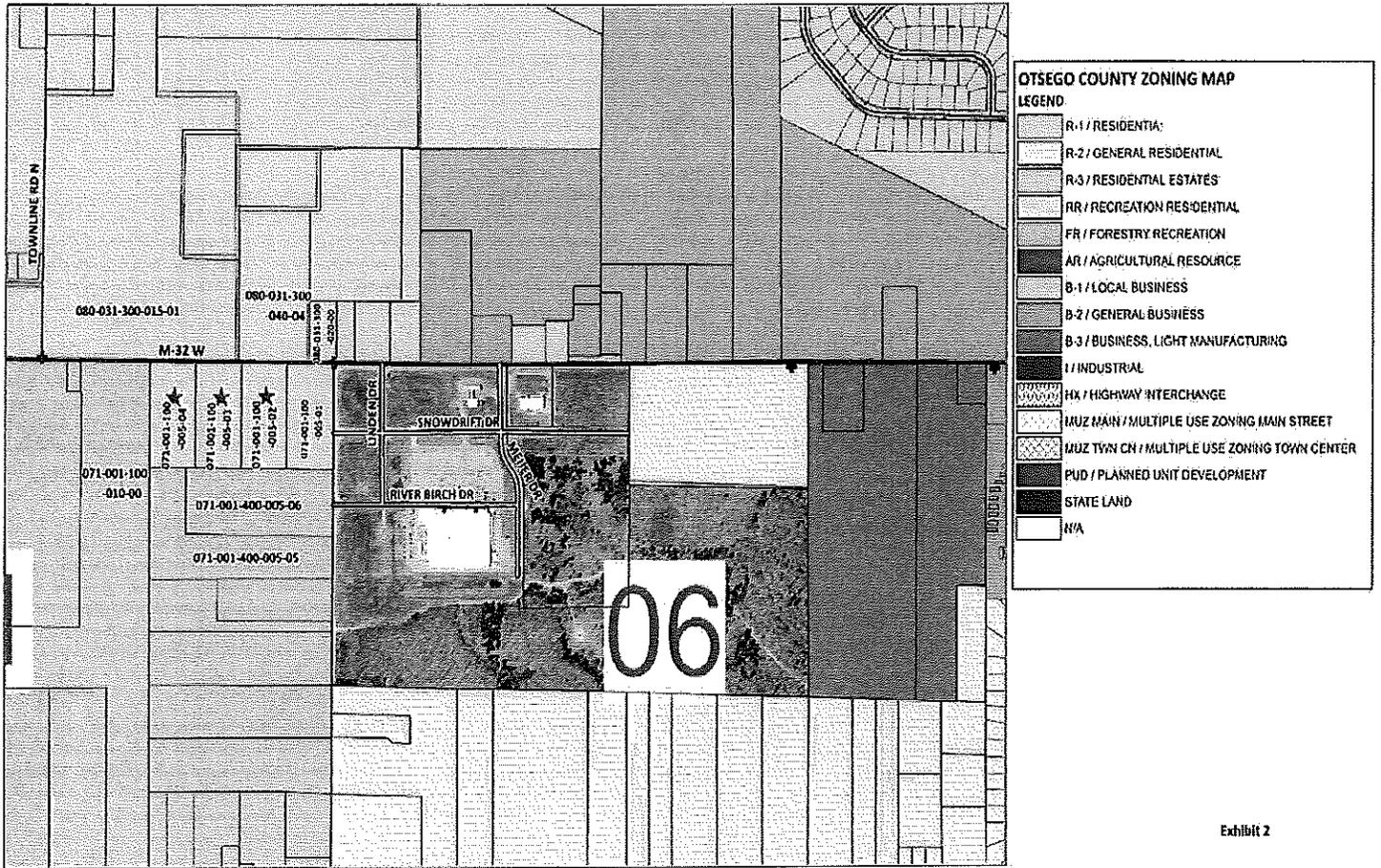


Exhibit 2

**OTSEGO COUNTY  
PLANNING COMMISSION**

**PZRZ18-004 071-001-100-005-02  
PZRZ18-005 071-001-100-005-03  
PZRZ18-006 071-001-100-005-04  
REZONE**

**FINDING OF FACT**

1. This is a proposal for a rezone of a three (3) parcels located in Hayes Township on M-32 W Gaylord, MI 49735. *Exhibit #1, Exhibit #5*
2. The property is located in a B1/Local Business Zoning District. *Exhibit #2*
3. The proposed rezone is to a B2/General Business Zoning District. *Exhibit #1*
4. Adjoining properties are zoned FR/Forestry Recreation, R3/Residential Estates, B1/Local Business along with parcels annexed into the City of Gaylord. B2/General Business zoned parcels are within one thousand feet of the proposed rezone parcels. *Exhibit #2*
5. The purpose of the rezone is to allow the construction of storage units for commercial purposes. *Exhibit #1*
6. Storage units are a permitted use subject to special conditions in a B2/General Business Zoning District. *Exhibit #3*
7. The proposed property combined is 15.48 acres. *Exhibit #4*
8. The proposed property is currently under the ownership of Three M West Inc and S&H Properties LLC. *Exhibit #4*
9. The owners are being represented by Brian Royce, applicant. *Exhibit #1*
10. The Future Land Use Map depicts this area as Multi Uses Retail / Business / Office. *Exhibit #12*
11. The proposed rezone may be considered consistent with the Otsego County Future Land Use Map and the Otsego County Master Plan. *Exhibit #12, Exhibit #13*
12. The Public Hearing Notice was published in the Herald Times on November 2, 2018. *Exhibit #6*
13. The requirements of Article 27 of the Otsego County Zoning Ordinance have been met. *Exhibit #7, Exhibit #8*
14. All property owners within three hundred (300') feet were properly notified of the public hearing. *Exhibit #9*
15. The Planning Commission has the authority to approve a *Rezone* request after review and compliance with the Otsego County Zoning Ordinance, Future Land Use Map and Master Plan. (Section 25.7) *Exhibit #3, Exhibit #12*
16. The required fees have been collected by Otsego County Land Use Services. *Exhibit #10*

HAYES TOWNSHIP, OTSEGO COUNTY  
MARY SANDERS, SUPERVISOR/ASSESSOR  
7200 HAYES TOWER ROAD  
GAYLORD, MI 49735

Brian Royce  
2765 Hidden Ridge Court  
Grayling, MI 49735

October 10, 2018

Deed Restrictions for approved uses for the parcels being considered for D Z re-zoning

As part of the motion made to re-zone the parcels, the uses that are not appropriate to Hayes Township were listed in discussion and is included with the motion that the deed restrictions are to be recorded in Otsego County and will stay with the land.

The following uses will not be allowed by deed restriction:  
These were agreed to by letter 10/2/1996 by the current owners of said property

No tavern/night clubs  
No public parking garages  
No businesses with drive through sale of alcohol  
No gas stations  
No dry cleaners

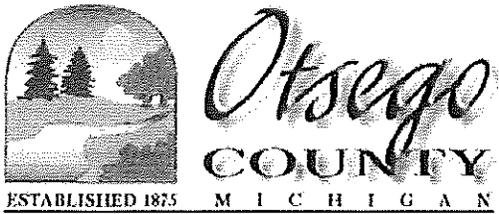
Township board members asked that the following be included as per the current agreement to move forward:

No outdoor storage  
No flea markets or open air merchants  
No adult theaters or adult business ventures  
No drive through services  
No auto repair/auto shop business with outdoor storage  
No solid waste hauler business  
No service centers for vehicles, watercraft, mobile homes etc that can cause environmental harm

Please sign this letter as approval for the deed restrictions for the re-zoning that stays with the land. A copy will be kept with the township, a copy for the land use services department, and a copy for the proposed owners of this transaction.

*Mary Sanders*  
Mary Sanders, Supervisor

*Brian Royce*  
*[Signature]*  
*[Signature]*



**Department of  
Land Use Services**  
 1322 Hayes Rd • Gaylord, MI 49735  
 Phone: 989.731.7400 • Fax: 989.731.7419  
[www.otsego-county-mi.gov](http://www.otsego-county-mi.gov)

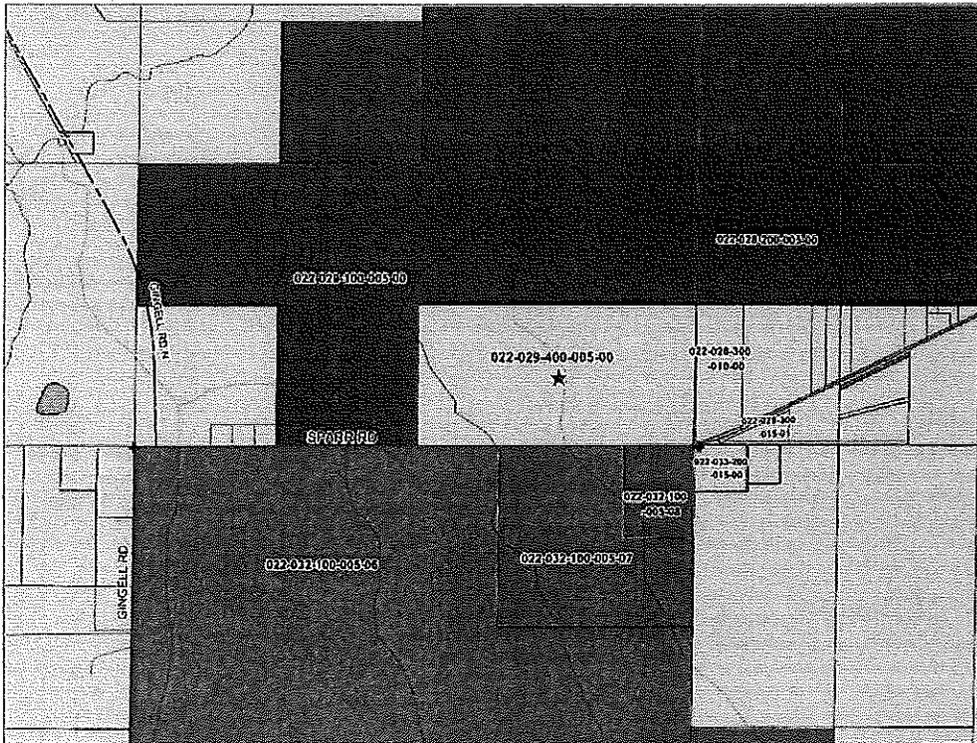
To: Otsego County Board of Commissioners

RE: Rezoning of parcel from FR/Forestry Recreation to AR/Agricultural Resource

Motion made by Mr. Brown to recommend case PZRZ18-001 be rezoned from FR/Forestry Recreation to AR/Agricultural Resource to the Otsego County Board of Commissioners; Seconded by Mr. Hilgendorf.

Motion approved unanimously.

PZRZ18-001  
 022-029-400-005-00  
 10508 SPARR RD



- OTSEGO COUNTY ZONING MAP**
- R-1 / RESIDENTIAL
  - R-2 / GENERAL RESIDENTIAL
  - R-3 / RESIDENTIAL ESTATES
  - RR / RECREATION RESIDENTIAL
  - FR / FORESTRY RECREATION
  - AR / AGRICULTURAL RESOURCE
  - B-1 / LOCAL BUSINESS
  - B-2 / GENERAL BUSINESS
  - B-3 / BUSINESS, LIGHT MANUFACTURING
  - I / INDUSTRIAL
  - EX / HIGHWAY INTERCHANGE
  - MSZ / MAIN / MULTIPLE USE ZONING - MAIN STREET CENTER
  - MSZ / MAIN / MULTIPLE USE ZONING - TOWN CENTER
  - PUD / PLANNED UNIT DEVELOPMENT
  - STATE LAND
  - N/A

**OTSEGO COUNTY  
PLANNING COMMISSION**

**PZRZ18-001  
REZONE  
022-029-400-005-00**

**FINDING OF FACT**

1. This is a proposal for a rezone of a single parcel located in Charlton Township at 10508 Sparr Rd Johannesburg, MI 49751. *Exhibit #1, Exhibit #5*
2. The property is located in a FR/Forestry Recreation Zoning District. *Exhibit #2*
3. The proposed rezone is to an AR/Agricultural Resource Zoning District. *Exhibit #1*
4. Adjoining properties are zoned FR/Forestry Recreation and AR/Agricultural Resource. *Exhibit #2*
5. The purpose of the rezone is for farming. *Exhibit #1*
6. The proposed property is 80 acres. *Exhibit #4*
7. The proposed property is currently under the ownership of Daniel G. Lubelan, applicant. *Exhibit #4*
8. The property will be reclassified as Qualified Agricultural in 2019 per Charlton Township assessor. *Exhibit #13*
9. The Future Land Use Map depicts this area as Forest. *Exhibit #12*
10. Approval of the proposed rezone would be consistent with the adjoining properties but not necessarily consistent with the Otsego County Future Land Use Map. *Exhibit #12*
11. The Public Hearing Notice was published in the Herald Times on August 29, 2018. *Exhibit #6*
12. The requirements of Article 27 of the Otsego County Zoning Ordinance have been met. *Exhibit #7, Exhibit #8*
13. All property owners within three hundred (300') feet were properly notified of the public hearing. *Exhibit #9*
14. The Planning Commission has the authority to approve a *Rezone* request after review and compliance with the Otsego County Zoning Ordinance, Future Land Use Map and Master Plan. (Section 25.7) *Exhibit #3, Exhibit #12*
15. The required fees have been collected by Otsego County Land Use Services. *Exhibit #10*

Minutes of a regular meeting of the Otsego County Board of Commissioners, held at the Alpine Center, 800 Livingston Blvd, Multipurpose Room, Gaylord, Michigan on the 27<sup>th</sup> day of November, 2018 beginning at 9:30 a.m.

PRESENT:

ABSENT:

The following preamble and resolution was offered by Commissioner: \_\_\_\_\_.

**RESOLUTION NO. OCR 18-29  
RESOLUTION TO OPPOSE THE PROPOSED MILITARY OPERATIONS AREA  
(MOA) CALLED GRAYLING AND GRAYLING LOW FROM 500 FEET ABOVE  
GROUND LEVEL TO 18,000 FEET ABOVE MEAN SEA LEVEL ADJACENT TO THE  
GAYLORD REGIONAL AIRPORT  
OTSEGO COUNTY BOARD OF COMMISSIONERS  
NOVEMBER 27, 2018**

**WHEREAS**, the Army National Guard proposes a new Military Operations Area (MOA) called Grayling and Grayling Low from 500' above ground level to 18,000 above mean sea level adjacent to the Gaylord Regional Airport, and encompassing a significant portion of Otsego County;

**WHEREAS**, the Otsego County Board of Commissioners recognizes the importance of supporting the US military in its training exercises;

**WHEREAS**, the Otsego County Board of Commissioners must analyze the local impact of such proposed changes to preserve the economy and quality of life for Otsego County residents.

**WHEREAS**, upon researching this issue, it has been determined that the Grayling and Grayling Low MOA have the potential to:

- Significantly reduce the ability of charter and tourism aircraft to utilize the Gaylord Regional Airport,
- Affect the ability to safely host and conduct the Wings Over Northern Michigan Airshow,
- Significantly reduce the number and safety of uncontrolled aircraft in the vicinity of Gaylord Regional Airport,
- Negatively impact the local businesses including resorts and golf courses with increased noise due to low level military flying aircraft,
- Affect residential areas with increased noise due to low level military flying aircraft,
- Culminate into an overall negative economic impact on the Gaylord Regional Airport, Otsego County, and its business and residents;

**THEREFORE BE IT RESOLVED**, that the Otsego County Board of Commissioners strongly objects to the Grayling and Grayling MOA as proposed, and directs County staff to coordinate with those officials necessary to communicate the problems identified above, and to propose and discuss alternative options.

A ROLL CALL VOTE WAS TAKEN AS FOLLOWS:

YES:

\_\_\_\_\_  
\_\_\_\_\_

NO:

\_\_\_\_\_

ABSTAIN:

\_\_\_\_\_

THE RESOLUTION WAS DECLARED ADOPTED.

\_\_\_\_\_  
Kenneth C. Borton, Chairman

\_\_\_\_\_  
Susan I. DeFeyter, County Clerk

STATE OF MICHIGAN)

COUNTY OF OTSEGO) §

The undersigned, being the duly qualified and acting Clerk of the County of Otsego, hereby certifies that the foregoing is a true and complete copy of a resolution duly adopted by the Otsego County Board of Commissioners at its regular meeting held on the 27<sup>th</sup> day of November, 2018, at which meeting a quorum was present and remained throughout and that an original thereof is on file in the records of the County. I further certify that the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, as amended, and that the minutes of such meeting were kept and will be or have been made available as required thereby.

\_\_\_\_\_  
Susan I. DeFeyter, County Clerk

DATED: \_\_\_\_\_, 2018