

Otsego County Planning Commission

Approved Minutes for December 16, 2019

Call to Order: 6:00pm by Chairperson Hartmann

Pledge of Allegiance

Roll Call:

Present: Mr. Hartmann, Mrs. Jarecki, Mr. Maxwell, Mr. Borton, Mr. Hilgendorf, Mr. Brown, Mr. Marlette, Mr. Scott, Mr. Caverson, Mr. Bauman, Ms. Corfis

Absent:

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

Others Present: Ken Bradstreet, Wolverine Power Company representative, Randy Stults

Approval of minutes from: November 18, 2019

Chairperson Hartmann requested discussion on the minutes.

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

Motion approved unanimously.

Consent Agenda: None

Other:

Ken Bradstreet, Wolverine Power Cooperative consultant, stated as a condition to the Special Use Permit approval for the Alpine Plant, the company was required to conduct a sound test every three (3) years for compliance. The testing was scheduled to be done December of this year but due to maintenance issues, they were requesting the test be done in March instead.

Chairperson Hartmann questioned if there had been any complaints in the last couple of years and Mr. Bradstreet stated he was not aware of any.

Chairperson Hartmann requested further questions, hearing none, stated the Commission did not have a problem with the timeframe request.

Public participation for items not on the agenda: None

Public Hearing: None

Advertised Case: None

Unfinished Commission Business: None

New Business:

1. Objective List 2020 – Review

Chairperson Hartmann requested questions or comments concerning items on the Objective List. The list was accepted after review.

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2. Groen Preserve videos

Planning Commission members viewed recorded videos of Mr. and Mrs. Louis Groen, owners of Echo Valley Ranch now known as the Groen Nature Preserve. The Groens' expressed their vision for protection, education and enjoyment of the lands entrusted to the County.

Mr. Hilgendorf stated the Groen Visioning Committee was set up to ensure the Groens' wishes were carried out. He stated the property held tremendous potential. The new entrance, with its tree lined sidewalk off Hetherton Rd was scheduled to open Memorial weekend and the guest house had been recently renovated into an education center including a meeting room.

Mr. Borton requested Mr. Hilgendorf explain Mr. Groen's claim to fame.

Mr. Hilgendorf stated Mr. Groen's claim to fame was the invention of the McDonald's Filet-O-Fish sandwich after partnering with Ray Kroc, McDonalds' franchising agent, later to become the owner.

Reports and Commission Member's Comments:

1. Otsego County Parks & Recreation report/Judy Jarecki

Mrs. Jarecki stated items below were included in the Director's report for Parks & Recreation 2019:

- County Park – an electrical upgrade, leveling of the campground area, new split rail fencing, picnic tables and shower doors were completed;
- Community Center – new basketballs and volleyballs were purchased and a RFP for the court's new floor would be sent out for bids;
- Irontone Springs – upgrades to the hiking path;
- Wah Wah Soo – split rail fencing and a new drinking fountain installed;
- Groen's Capital Outlay - renovations included the ranger station and the new entrance;
- Groen Foundation – 2020 plans include construction of a new restroom and pavilion near the parking area and a conversion of the house into a museum - ADA requirements met;
- Otsego Lake Association submitted an agreement for guaranteed reimbursement of payment for fireworks on the three (3) year contract.

Parks & Recreation Commission had a maximum number of members and the meeting dates for 2020 were scheduled.

2. Land Use Services report

- a. Enforcements / Zoning Permits - *Summary*
- b. Master Plan – *Progress Update*

Mr. Churches reviewed the number of enforcements and permits issued for the year along with the status of current court cases and the consequences for failure to comply. He discussed progress on the Master Plan and stated the Committee would reconvene within the next few months for further review.

Mr. Borton stated he was busy campaigning.

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Mrs. Jarecki stated the Pigeon River Discovery Center won an award and also received a \$250,000 Trust Fund Grant for building repairs; the Center is quite busy throughout the year providing educational programs for schools as well as nighttime presentations.

Mr. Churches stated a site plan update to the Michaywe' PUD (Planned Unit Development) was expected and a request for an event barn would be submitted. They would be sent to township for review before being adding them to March's agenda along with a public hearing for the text amendments to Private Roads and Guest Houses/Accessory Buildings.

Mr. Maxwell stated Bagley Township had reviewed a case for an existing nonconforming commercial use in a R1 Zoning District and determined the requested use was not more nonconforming. According to the Zoning Ordinance, if the use was not more nonconforming to the current nonconformity, it could be allowed.

Mr. Churches concurred.

Mr. Hilgendorf stated he was a Commission member representing education and the historical society was putting together six (6) books representing people and places throughout the County. He stated they also conducted programs on different interesting topics most recently one on Polish heritage and Civil War veterans.

Mr. Marlette stated in reference to the Groen, the Conservation District conducts a two day event called 'Natural Resource Day' at the Groen Nature Preserve. Eighth grade students throughout the County attend seven (7) different educational programs pertaining to oil & gas, water quality, soil erosion, forestry, wildlife, agriculture and a history of the lumber industry – all matters affecting the County. It's sponsored by the Conservation District and is paid for by the Sklarczyk Fund through the Otsego County Community Foundation.

Ms. Corfis stated Otsego Lake Township had discussed conflict of interest at their last meeting and would add the item to their agenda for review before each meeting.

With nothing further, Chairperson Hartmann adjourned the meeting.

Adjournment: 7:02pm by Chairperson Hartmann

Pete Maxwell; Secretary

Christine Boyak-Wohlfeil; Recording Secretary