

**OTSEGO LAKE TOWNSHIP PLANNING COMMISSION
MARCH 1, 2007**

Margaret Black, Chairperson, called the meeting to order at 7:05 pm. The meeting opened with the Pledge of Allegiance to the Flag.

Members Present: Erma Backenstose, Tim Baker, Margaret Black, Nora Corfis, Leonard Fritz, John Preniczky, Randy Stults, and Laura Boerema. A quorum was present.

Absent: Dan Yale

No member of the public was present.

Chairperson Black asked for approval of the Otsego Lake Township Planning Commission minutes dated Feb. 1, 2007. Leonard Fritz moved to accept the minutes as amended. Erma Backenstose seconded the motion, which passed unanimously by voice vote.

Public Comments and Communications:

There was correspondence regarding the following:

- Maple Forest Township is updating their Master Plan. Chairperson Black will ask for a paper copy to be sent to the Township.
- The Otsego Lake Township Recreation Plan has been approved by the Michigan Department of Natural Resources. The Recreation Plan is approved through December 31, 2010.
- Mr. Stults distributed copies of the November, 2006 updated Otsego County Zoning Ordinance. Updates of Ordinances number 07-02 and 07-03 were also distributed. They address changes in signing and developments, respectively.
- Copies of the Senate Fiscal Agency's Bill Analysis of State Senate Bill 206 and 115 were distributed to the Planning Commission members. These bills would create the "Michigan Planning Enabling Act" and amend the "Joint Municipal Planning Act," respectively.

Public Hearings:

There were no public hearings.

Other Business:

- Ordinances

1. Billboard Ordinance

The Planning Commission reviewed the final draft of the Otsego Lake Township Billboard Ordinance. There was discussion regarding some concerns raised at the February 15, 2007 Township Board Meeting about the site and size restrictions in the Billboard Ordinance, in particular the number of billboards that would be permitted along I-75.

The Otsego Lake Township Planning Commission is in complete agreement that the size and number of billboards as specified in the Billboard Ordinance is appropriate and consistent with surrounding communities. Specifically along I-75, Livingston Township has been using a billboard ordinance with the same restrictions. Mr. Stults pointed out that at the county level there is increased concern that signage location and size should not block landscaping or the scenery of Otsego County. The public has voiced these same concerns at Master Planning meetings held in the County.

Mr. Preniczky moved to recommend to the Otsego Lake Township Board adoption of the Otsego Lake Township Billboard Ordinance, as written. Mr. Fritz seconded the motion, which passed unanimously by voice vote.

2. Dangerous Building Ordinance

The Planning Commission reviewed the final draft of the Otsego Lake Township Dangerous Building Ordinance. Mr. Stults moved to recommend to the Otsego Lake Township Board adoption of the Dangerous Building Ordinance with the correction as noted in Section 3. Mr. Baker seconded the motion, which passed unanimously by voice vote.

3. Enforcement Officer Ordinance

The final draft of the Otsego Lake Township Enforcement Officer Ordinance was reviewed by the Planning Commission. Ms. Backenstose moved to recommend to the Otsego Lake Township Board adoption of the Enforcement Officer Ordinance. Mr. Stults seconded the motion. The motion passed unanimously by voice vote.

- Otsego County Draft of Town Center Zoning

This item was tabled until the April 2007 meeting of the Planning Commission.

- Otsego Planning Commission Activities

Mr. Stults reported on the Otsego County Planning Commission activities. The County continued its discussion of the Private Road Ordinance. There is a strong belief by some that there should be a minimum road width set, regardless of the number of lots or parcels it serves. Progress is being made towards reaching an agreement on this. The next one-hour work session will be March 19th at 6:00 pm, before the regular Otsego County Planning Commission meeting.

The Otsego County Master Planning workshops continue. The next meetings will be held on March 8 and 20, 2007, at 6:00 pm in the multi-purpose room at the Alpine Center.

The Otsego County Planning Commission discussed a request for a special use permit for a guest house built by Glen C Catt, located on Charles Brink Road. It was determined that this was an accessory building, not a guest house, and the special use permit was not needed.

The Kennel Ordinance will also be on the March agenda.

The next Otsego County Planning Commission meeting will be held at 6:00 pm., March 19, 2007, at the Michaywe Club House.

- Planning Commission Reports to the Township Board

Mr. Fritz will report to the Township Board at its March 15, 2007 meeting.

The next Otsego Lake Township Planning Commission Meeting will be held on April 5, 2007 at 7:00 pm. at the Township Hall.

Chairperson Black adjourned the meeting at 8:10 pm.

Respectfully submitted,



Secretary