

**OTSEGO LAKE TOWNSHIP PLANNING COMMISSION  
OCTOBER 4, 2007**

Margaret Black, Chairperson, called the meeting to order at 7:03 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, Laura Boerema, and Dan Yale. A quorum was present.

Absent: none

No member of the public was present.

Chairperson Black asked for approval of the Otsego Lake Township Planning Commission Minutes dated September 6, 2007. Leonard Fritz moved to accept the minutes as printed. Randy Stults seconded the motion, which passed unanimously by voice vote.

**Public Comments and Communications:**

Mr. Stults distributed copies of the Frederic Township Fire Department Fire Charge Ordinance 2005-1. Otsego Lake Township Fire Chief Joe Shelly obtained the ordinance and furnished the Planning Commission with a copy.

**Public Hearings:**

There was no public hearing.

**Other Business:**

- Otsego County Planning Commission Activities

Mr. Stults reported that the September meeting was cancelled as no cases were to be presented before the commission. Two cases are scheduled for their October 22, 2007 meeting to be held at 7:00 pm in the Multi-purpose Room at the Yuill Building. The first case is to rezone the Lappan's of Gaylord property from R-2 to B-2. This is to correct an error and make the zoning consistent with surrounding parcels. The second case is a request for a height variance of a single family dwelling in Elmira Township. The property is zoned Forest Recreational which allows a maximum height of 35 feet. The request is for a maximum height of 50 feet, a variance of 15 feet.

Also on the County Planning Commission schedule: set back clarification for the Clear light Site Condominium site plan, Sign Ordinance clarification for the ZBA, and outdoor wood burners.

- Otsego County Master Plan –Future Land Use Map

Our completed Future Land Use Map for the Township has been submitted to the County.

- Otsego County Zoning Ordinance –Waterfront Property

The County Planning Commission is considering a change in the definition of the front yard for waterfront properties. Presently the road side of the property is defined as the front. In some surrounding localities, the lake would be considered the front of the property. The County Planning Commission was asked for a clarification by Land Use Services. Mr. Stults asked our Township Planning Commission for its input on the proposed change.

After much discussion regarding the impact such a change would have on the road and waterfront setbacks, as well as, the location of accessory buildings and other items, it was decided it would be preferable to leave the Zoning Ordinance as written.

- Otsego County Zoning Ordinance –Signs

The Otsego Lake Township Planning Commission is aware of signs in our area that are not in compliance with the County Zoning Ordinance. There was discussion of how it would be best to address this situation. This led to a discussion of the difficulties in getting enforcement of various zoning infractions. In particular, the County has not enforced the required landscaping for the Johnson's Hilltop Gas Station. This was brought to the County's attention in September 2006. The Commission discussed the various options available to correct the situation.

The Planning Commission also discussed the status of the Trading Post and the implementation of the Dangerous Building Ordinance. The Commission feels this building represents a hazard to the community and that a timely resolution of this matter should be pursued to eliminate a dangerous situation.

- Planning Commission Reports to the Township Board

October 18, 2007 – John Preniczky

The next meeting of the Otsego Lake Township Planning Commission will be held Nov 2, 2007 at 7:00 pm at the Otsego Lake Township Hall.

Chairperson Black adjourned the meeting at 8:52 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kara Corfis".

Secretary