

OTSEGO LAKE TOWNSHIP PLANNING COMMISSION
APRIL 7, 2011

Chairperson Margaret Black opened the meeting of the Otsego Lake Township Planning Commission ~~to order~~ at 7:00 pm. The meeting opened with roll call.

Planning Commission members present: Tim Baker, Margaret Black, Nora Corfis, Russell Gregg, Susan LaVanway, and Randy Stults

Members absent: none

A quorum was present.

Following roll call, the Pledge of Allegiance was said.

Public Hearings:

The was no public hearing.

Persons Requested by the Commission to Attend the Meeting:

No one was requested to attend.

Other Public Participation for Items on the Agenda:

No member was requested to attend.

Housekeeping Business:

Chairperson Black informed the Planning Commission that because of a legal opinion issued by the County attorney, Otsego County Commissioners should not hold positions on township planning commissions (incompatible office). Ms. Backenstose submitted her resignation for the Otsego Lake Township Planning Commission at the February 17, 2011 Township Board meeting.

The next meeting of the Otsego Lake Township Planning Commission will be May 5, 2011 at 7:00 pm at the Otsego Lake Township Hall.

Public Comments, Communications Concerning Items on the Agenda and additions to the Agenda:

Chairperson Black informed the Commission of an upcoming zoning training seminar. She will email the details to interested members.

The manual and DVD for the seminar “Environmental Protection Options for Local Officials” was received. The training material will be distributed among members.

A fourth item was added to the Unfinished Business section of the Agenda, Draft Interchange Ordinance.

Approval of Minutes:

Chairperson Black asked for approval of the Otsego Lake Township Planning Commission minutes dated January 6, 2011. Susan LaVanway moved to accept the minutes as corrected. Russell Gregg supported the motion which passed unanimously by a voice vote.

Unfinished Business and Reports:

- Otsego County Planning Commission Activities

Randy Stults provided an update on the activities of the Otsego County Planning Commission:

1. There was a public hearing held in March. The applicant was Northern Michigan Engineering, Inc. represented by David Drews. The property is owned by ~~First Bank~~ [FIRSTBANK] of West Branch and is located on Hilltop Road in Charlton Township. A 6-site condominium development is planned. The Otsego County Planning Commission approved the plan with several conditions.
2. The Planning Commission approved the Animal Control facility and sent their report with advice and recommendations to the Otsego County Board of Commissioners.
3. Recommended changes to the zoning ordinance from the Dumpster and Mining committees will be sent to the townships and Board of Commissioners for their input.
4. Two positions as alternates are open on the Otsego County Zoning Board of Appeals.
5. The Building Design Guidelines Book is being worked on.

- Otsego Lake Township Activities

Tim Baker updated the Planning Commission on Township Board activities:

1. The Township held a budget hearing at 6:30pm before its March 17, 2011 board meeting.
2. The Bradford Lake Association made a presentation to the Board regarding the Eurasian millifol infestation and explored the possibility of setting up a special assessment district to fund eradication efforts. They estimate funding of \$10,000.00 a year would be required. They will get back to the Township after they determine the level of support they would have among lot owners on the Lake.
3. Steve Johnson on Otsego Lake has expressed interest in filling the vacancy on the Township Planning Commission.
4. Marsha Taylor is filling the vacancy (Phil Alexander) on the Parks and Recreation Committee.
5. The MTA meeting will be held at the Township Hall on May 17, 2011.
6. ~~Guy~~ [Gary] Johnson has been appointed to the Board of Review.

Russell Gregg asked how the issue of medical marijuana was being addressed within the Township. Randy Stults explained how the County has been advised by a panel of local judges and officials not to act as the law is poorly written, and needs further clarification.

- Township Planning Ordinance

Tim Baker distributed copies of the Ordinance to Confirm the Establishment of a Planning Commission. So members have time to review the proposed ordinance, the Commission will make its recommendation to the Board at next month's meeting.

- Draft Interchange Ordinance

Susan LaVanway moved to present the final draft of proposed Highway Interchange Commercial District and related zoning district changes to the County Planning Commission. Tim Baker supported the motion which passed by a voice vote, with Randy Stults abstaining. Margaret Black will contact the County Planning Commission [to have] this placed on the County Planning Commission May 16, 2011 agenda. Margaret Black and Susan LaVanway will present the proposed zoning district at the County meeting.

New Business:

- Discovery Center Billboard and Review of Township Billboard Ordinance

The Discovery Center of Gaylord has requested a directional road sign to be placed on the County Road Commission Property on Old State Road that abuts the I-75 freeway. As presently written, directional signs do not fall under the Otsego Lake Township Billboard Ordinance. However, directional signs would be regulated under the County Zoning Ordinance. Tim Baker asked if a moratorium on any new signage could be imposed until we review the Township Billboard Ordinance on how to include directional signs.

Susan LaVanway moved to recommend to the Township Board a moratorium be placed on all signage located in the area that is subject to the Highway Advertising Act, Public Act 106 of 1972. Ms. Corfis supported the motion which was passed unanimously by a voice vote. The Planning Commission would also suggest to the Township Board that it should also communicate with the Road Commission that it is not in favor of the placement of this sign. Mr. Stults will also draft a letter to the Otsego County Planning Commission that it can regulate directional signs under the Highway Advertisement Act, and should include them in the zoning ordinance.

- Updating of Otsego Lake Township Master Plan

The five-year review of the Township Master Plan is due in May 2011. Members will review our plan and come to the May planning commission meeting ready to vote on if the present master plan meets the current needs of Otsego Lake Township. If members of the Commission vote that it does meet our needs, it has completed the five-year review.

If at some later date (when the 2010 Census data becomes available), and the data shows a need for an update, the Planning Commission can again review and update the master plan.

- Chester Township Master Plan

Chester Township has completed its master plan, and sent Otsego Lake Township a copy. Ms. Black informed Commission members it is available for their review.

Public Participation for Items not on the Agenda

There was no public participation.

Reports Regarding Planning and Zoning from Each Member of the Commission, if any

There were no additional reports.

The meeting was adjourned at 8:55 pm by Chairperson Black.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kara Corfis". The signature is written in black ink on a white background.

Secretary