

**Otsego Lake Township Planning Commission**  
**October 2, 2008**

Randy Stults, Vice-Chairperson, called the meeting of the Otsego Lake Township Planning Commission to order at 7:00 pm. The meeting opened with the Pledge of Allegiance to the Flag.

Planning Commission members present: Erma Backenstose, Tim Baker, Nora Corfis, Randy Stults, Dan Yale, Laura Boerema, and Russell Gregg

Absent: Margaret Black, John Preniczky

A quorum was present.

Two members of the public were present: Mr. F. Stuckman, owner of Stuckman's Tree Service, and Mr. D. Drews, developer of Woodridge Condominium development located on the east side of Old 27 across from the State Park.

Mr. Stults asked for approval of the Otsego Lake Township Planning Commission Minutes dated September 4, 2008. Tim Baker moved to accept the Minutes as corrected. Russell Gregg supported the motion which passed unanimously by a voice vote.

**Public Comments and Communications:**

Mr. Drews addressed the Commission to advise it as to future changes he will be making in the Woodridge Condominium development. He provided the Commission drawings that are attached to the Minutes. The proposed changes are: 1) an area to be set aside for storage units to be built and owned by dedicated lot owners within the development, and 2) the addition of several lots as a result of additional property the developer has purchased. The storage units would be placed outside a 75 foot radius of the production well located off Woodridge Drive near Linn Drive. The five additional lots will be added in the area of Lot 15 and the development's western boundary along Old 27. He will be filing the necessary forms (site plan amendment) with the County and will be coming again to the Township when these have been submitted.

**Public Hearings:**

The following application for Special Use Permit was reviewed by the Planning Commission:

PC2008-07 Tax I.D. # 091-460-000-130-00 represented by owner Frank Stuckman of Stuckman's Tree Service. Special Use Permit to operate a business that requires outside storage. The parcel is zoned B2.

Mr. Stuckman has been using this parcel for storage of woodchips and various tree waste for the past ten years. He believes that he erected a chain link fence and loading dock in 1998. Several years later, a sign was added. He stated that building permits were obtained for these items, but a special use permit or site plan was not submitted to the county. In recent months he has cleaned-up the area and removed the tree waste stored there. It is his intent to remove the wood chips on a more regular basis and minimize their accumulation. No equipment is stored on the lot.

During his presentation, Mr. Stuckman stated he was applying for a variance. He contacted his office staff and clarified his misunderstanding. His application was for a special use permit, and no variance had been applied for. Therefore it was not necessary for Mr. Stults to recuse himself, as he is a member of the County ZBA.

Mr. Stults read aloud the Articles 10 and 11, permitted uses in B1 and B2 zoning districts. It was discussed with Mr. Stuckman if his business would fall into any of these permitted uses. Mr. Stuckman speculated that a recycling facility might describe his operations on the parcel. Mr. Baker stated that a better definition for a recycling facility would have to be obtained from the County.

The permitted uses for B3 were also reviewed. Article 12.1.4 mentions outside storage yards, provided proper fencing is provided per Article 18.10. There was discussion if this would better describe the ongoing use of the property.

Based upon the results of the above discussion, the following items were to be explored at the County level by Mr. Stuckman:

- Allowable uses in a B2 district in 1998
- Definition of a recycling facility
- Provide a site plan drawing showing property lines, fencing, sign and loading dock

Based upon his findings with the County, Mr. Stuckman will return with the above information.

#### **Other Business:**

- Otsego County Planning Commission

The Planning Commission heard comments regarding the gravel mining operation of Mateliski Gravel and its timetable for cleanup. The County Planning Commission also will be reviewing their By-Laws in respect to the Zoning Enabling Act.

The County ZBA heard a dimensional variance case for the Perez Trust. They seek a variance of lot size for a guest house in an RR district on Buck Road in Bagley Township. The lot is 12,000 square feet, and 40,000 square feet is required by the Zoning Ordinance for a guest house. This case was to be heard first before Bagley Township, but was postponed. Bagley Township will be hearing the case on October 8, 2008. The ZBA will await input from Bagley Township before it continues the hearing and its finding of fact. It will be scheduled for the ZBA's October 2008 meeting.

The ZBA also recommended removal from the Zoning Ordinance Article 18.29.2, which excluded review requirements for the keeping of farm animals on parcels over 10 acres.

The Otsego County Master Plan had been distributed to the Townships and is available on the County website.

- Crawford County Master Plan

The Otsego Lake Township Planning Commission has reviewed the Crawford County Master Plan and found nothing that warranted commenting back to Crawford County.

- Planning Commission Reports to the Board

October 16, 2008 -- Nora Corfis  
November 20, 2008 –

The next meeting of the Otsego Lake Township Planning Commission will be November 6, 2008 at 7:00 pm at the Otsego Lake Township Hall.

Chairperson Randy Stults adjourned the meeting at 9:07 pm.

Respectfully submitted,



Secretary

cc: Dorothy Barry  
Frank Stuckman