



**OTSEGO TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
October 1, 2012  
Monday at 7:00 PM**

*Planning Commission Members;  
Vice Chair Andy Webb, Secretary Jeff Polonowski, Scott Reising,  
Karen Burns, Mike Bosch, Tammy Hoppe, Bill Rohr, & Roger Rumble*

Jeff Polonowski called meeting to order at 7:00 p.m. There was a motion by Tammy Hoppe, supported by Roger Rumble to appoint Jeff Polonowski the acting chairperson due to the passing away of former chairperson Al Wason and the absence of vice chairperson Andy Webb.

7 – Yes, 0 – No, 1 – Absent. Motion carried.

Members Present: Jeff Polonowski, Bill Rohr, Karen Burns, Mike Bosch, Roger Rumble, Tammy Hoppe, Scott Reising

Members Absent: Andy Webb

Chairperson Polonowski asked the Planning Commission to observe a moment of silence to acknowledge the passing away of former chairperson Al Wason. A moment was observed. Karen Burns commented on Al's many years of service to the Planning Commission and the value of his perspective as a longtime member of both the community and the commission. A resolution will be prepared to honor Al's contribution to the Planning Commission and will be presented at the next meeting of the commission.

**Approval / Correction of Minutes:**

Motion made by Roger Rumble, support by Tammy Hoppe to approve the July 2, 2012 Planning Commission meeting minutes with the following correction:

Replace the word "open" with "opened" in the second sentence of Jackson special use permit case.

7 – Yes, 0 – No, 1 - Absent. Motion carried.

**Site Plan Review – Midwest Motors/Charles Marlow – Case 12-12**

Charles Marlow presented his request for review of his site plan to convert the vacant lot adjacent to his current business into additional area for his car lot.

Chairman Polonowski asked Gale Dugan for his comments on the site plan. Gale indicated he felt there needed to be a place designated for a dumpster, there needed to be adequate fencing to provide a buffer between the car lot and the adjacent mobile home park, and one of the poured concrete pads for a proposed lamppost was too close to the back lot line. Gale also indicated there should be written confirmation by MDOT allowing Mr. Marlow to use the MDOT storm sewer for runoff from the lot.

Chairman Polonowski read correspondence received from Mr. Gerald Koster, owner of the mobile home park directly to the south of the proposed car lot. Mr. Koster had concerns regarding the adequacy of the fencing separating the business from the residential use, use of the mobile home park driveway to access the car lot from the south, and accumulated tires and debris being left outside to collect water. Dr. Sarah Pernie indicated it was high school students who were using Mr. Koster's driveway to access McDonalds from 12<sup>th</sup> Street rather than going out onto M-89 during lunch time. Mr. Koster indicated he felt it was primarily employees from Midwest Motors using the drive to move vehicles in and out of the car lot. The Planning Commission indicated because it was private property it would be Mr. Koster's responsibility to place barriers at the end of his drive to prevent access from the mobile home park driveway.

Chairman Polonowski referenced Article 11 of the Zoning Ordinance which outlines the requirements for Commercial zoning. He indicated there is a 25 foot rear setback requirement for structures when property zoned commercial abuts residential property and he feels that lampposts are not considered structures for the purposes of the setback requirement. He indicated the requirement for tight board

