



**TSEGO  
TOWNSHIP**  
EST 1833

**PLANNING COMMISSION  
MEETING MINUTES  
September 4, 2013  
Wednesday at 7:00 PM**

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

Vice Chairman Bill Rohr was acting as chair in Chairman Andy Webb's absence. The meeting was called to order at 7:02 p.m.

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

Members Absent: Andy Webb, Ron Cade

**Approval / Correction of Minutes:**

Motion made by Tammy Hoppe, support by Jeff Polonowski to approve the May 6, 2013 Planning Commission meeting minutes with the following corrections:

Insert "Incident Action Plan" in front of acronym IAP in first paragraph.

7 - Yes, 0 - No, 2 - Absent. Motion carried.

**Site Plan Review – Salvino's - Case 13-03**

Bryon Speed representing Sal Uccello presented the site plan for a new restaurant to be opened at 1290 West M-89, the location of the old Brickhouse Restaurant. The plan is for the current structure to undergo a complete interior and exterior renovation.

Tammy Hoppe asked if there would be an addition on the back of the building. Mr. Speed responded that there would be an addition to be used for storage and an expansion of the kitchen prep area. They are also asking to have a small area on the front side of the building to be used for open air dining. It would be large enough to accommodate three or four small dining tables. The occupancy load for the building would remain the same. Tammy questioned the parking space layout; Scott Reising asked how many parking spaces would be lost due to the expansion of the building. Mr. Speed responded that there would be five less parking spaces and traffic was going to be directed to use the service drive to the rear of the building to help with traffic flow off of M-89. Mr. Speed also indicated Mr. Uccello was trying to negotiate agreements with neighboring parcels to have additional parking available.

Zoning Administrator Kirk Scharphorn commented that the parking was the only deficiency on the site plan that he could see. Scott Reising asked if Walmart would still have enough parking available to meet the requirements of the Zoning Ordinance if they were to have an agreement to allow the restaurant to use some of their spaces. He wondered if any future development by Walmart would be hindered by them restricting their number of available parking spaces. Kirk responded that Walmart had more than enough parking and any future plans would not be impacted by possible parking agreements. Acting Chairman Rohr solicited further comment from Zoning Administrator Scharphorn. He responded that the plan looked good regarding lighting and drainage and he asked Mr. Speed if there would be fencing around the front outside dining area. Mr. Speed responded that there would be a 42 inch tall fence to enclose the front patio area. Kirk's recommendation was to approve the site plan contingent upon obtaining agreements with neighboring parcels to have enough parking to meeting the ordinance requirements.

Acting Chairman Rohr opened the meeting to the public at 7:20 p.m. There was no comment from the public; the hearing was closed to public comment at 7:21 p.m.

Discussion was brought back to the Planning Commission members. Jeff Polonowski asked about the exterior lighting. Mr. Speed responded that the lighting would be addressed in the exterior renovation and would conform to all requirements of the zoning ordinance.

Motion made by Roger Rumble, support by Scott Reising to recommend approval of the site plan with stipulations to the Township Board. The motion reads as follows:

“I, Roger Rumble, move to recommend approval to the Township Board of site plan as drawn with the condition that additional parking spaces be secured via a reciprocal agreement with adjoining property owners as called for in the Township ordinance.”  
7 – Yes, 0 – No, 2 – Absent. Motion carried.

### **Special Use Permit/Home Occupation – Ron Watson - Case 13-02**

Planning Commission member Roger Rumble stated his intention to abstain from sitting on the commission for this case due to the fact that he lived within the 300 foot notification area and he left the table at this time.

Ron Watson presented his request to use the buildings on his property to process game during hunting season. He stated his understanding that even with the approval of the Planning Commission and Township Board he would need to go to District Court to have the court order currently in place vacated. Mr. Watson then responded to questions from planning commission members. Tammy asked if there were odors associated with Mr. Watson’s processing. Mr. Watson responded that there is minimal smell as everything is processed inside of the buildings, is chilled to reduce odors and nothing is left outside of the buildings. Jeff asked if he would be processing only wild game or if he would process domesticated animals as well. Mr. Watson responded that he would process only wild game which must be tagged and gutted, he will not accept road kill. The facility is totally washable with drains in place and Mr. Watson has approval from the Allegan County Health Department to use his septic system to drain his facility. Jeff explained that home occupations are traditionally fields that can be done out of the home with minimal impact on the surrounding neighbors. Scott Reising questioned whether a home occupation can be carried out in an accessory building versus the dwelling unit. Kirk responded that he felt the ordinance could be interpreted to allow home occupations to be carried on in accessory buildings. Scott stated that R-2 residential is a high density use and he questioned whether this type of business would mesh in this type of zoning district. Jeff made the observation that a special use stays with the property not with the owner and it blurs the distinction between residential and commercial uses. Kirk stated the planning commission could place stipulations on any approval granted and recommended clarifying what the hours of operations, length of season for processing, parking allowed, advertising and waste removal.

Acting Chairman Rohr opened the public hearing at 7:55 p.m.

Roger Rumble, 1668 Oak Street, stated he was the closest neighbor affected by Mr. Watson’s proposed business. He mentioned Mr. Watson has been a good neighbor, that Mr. Watson has been processing game for his family as allowed by the court order and has not been a nuisance. Mr. Rumble expressed his concern that this neighborhood is strictly residential with medium sized lots and he felt that section 18.8 of the zoning ordinance stated that only articles produced on the premises could be sold under a home occupation. He has concerns with the ability of the township to monitor Mr. Watson’s activities to ensure compliance with any restrictions. He asked the court order be enforced and Mr. Watson’s request be denied.

Karen Caston, 1662 Sycamore, stated Ron has been a great neighbor and she and her husband are not bothered by the idea of Mr. Watson processing deer in their neighborhood.

Stephanie Marcoux, 1604 Sycamore, stated Ron has been a butcher by trade for 35 years and she is in favor of letting him proceed. She made the observation that yard sales and house parties generate more traffic than Mr. Watson's business would.

Mary Tweedy spoke on behalf of Jeannette Warren, 1667 Sycamore, who is in support of allowing Mr. Watson to proceed.

Pam McQueer, 372 Springbrook, stated she used to work for Mr. Watson doing deer processing and he was very sanitary and always followed proper protocols.

Rich Haugh, owner of lots on Conference Street, feels enough restrictions can be put in place to keep Mr. Watson's business from getting too large and having a negative impact on the neighborhood.

Nancy Schmitt, 1683 Oak, does not feel that Mr. Watson's business can become too large because of the size of his structures.

Mark Watson, City of Otsego resident, stated that he did not believe it was Mr. Watson's intention to become a large commercial operation and was in support of letting him proceed.

Public hearing was closed at 8:12 p.m.

Discussion returned to planning commission members. Planning commission members had general discussion of requirements of special uses and further questions regarding Mr. Watson's operational plans. Acting Chairperson Rohr called a point of order at 8:27 p.m. to read in to the record an email from Rex Schmeler stating he and his wife were not opposed to Mr. Watson proceeding. Andy Webb had also sent an email to the members of the planning commission addressing his concerns with the special use permit. He had spoken to the Michigan Department of Agriculture and was informed there were no restrictions on cutting, packaging, and returning the meat to the person who killed it. If there were to be mixing meat with curing agents, making into sausage or drying into jerky there would be restrictions. He also felt all the data required for the site plan review in Section 18 had not been submitted. He felt that a butchering operation was not consistent with 18.08 a), b), and k) for an area zoned R-2. He was concerned Section 18.09 p), 2) could not be complied with. He was not sure if the section regarding slaughterhouses applied in this situation, but if it did, the request did not meet the requirement of a minimum of five acres and in general he felt that a butchering operation was not consistent with R-2 zoning or the existing residential nature of the area and he would be inclined to not approve the request since it was not consistent with the township's Master Plan. Scott Reising stated he feels approval will create a precedent to allow others to perform the same type of operation in similar neighborhoods and he questioned whether that was a good policy for the Township to follow. Zoning Administrator Scharphorn reiterated that stipulations could be placed on any approval granted and in the future if the restrictions were not being followed the Township would have grounds to revoke the special use permit.

Motion made by Mike Bosch, support by Jeff Polonowski to recommend approval of the special use permit with stipulations to the Township Board. The motion reads as follows:

"I, Michael Bosch, move to recommend approval to the Township Board that Ronald Watson be able to butcher deer within his pole barn limited to October 1st through December 31st. Ronald should also not have any employees. Deer may not be dropped off before 10:00 a.m. or after 9:00p.m. There shall not be any deer or parts of deer outside of the building. Court order must be stricken by court to allow for this. No signs should be placed except for on the barn following ordinances already stated. No more than three vehicles for customers to be on the property at any one time. Removal of all waste from property must be done daily."

Roll call vote:

Mike Bosch – Y, Karen Burns – Y, Bill Rohr – Y, Jeff Polonowski – Y, Tammy Hoppe – Y, Scott Reising – N.

5 – Yes, 1 – No, 1 – Abstain, 2 – Absent. Motion carried

Motion made by Tammy Hoppe, support by Mike Bosch to adjourn the meeting at 8:55 p.m.

7 – Yes, 0 – No, 2 – Absent. Motion carried.

Respectfully submitted,

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Jeff Polonowski/js                      Date  
Planning Commission Secretary

CORRECTED