



**OTSEGO TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
December 1, 2014
Monday 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*

Chairman Andy Webb called the meeting to order at 7:00 p.m.

Members Present: Jeff Polonowski, Roger Rumble, Tammy Hoppe, Bill Rohr, Ron Cade, Scott Reising, Andy Webb, Karen Burns

Members Absent: Mike Bosch

Approval / Correction of Minutes:

Motion made by Ron Cade, support by Tammy Hoppe to approve the September 3, 2014 Planning Commission meeting minutes as presented.

8 - Yes, 0 - No, 1 - Absent. Motion carried.

Site Plan Review – Culvers – Case 14-07

Ken Watkins of Architectural Concepts presented the site plan for a proposed Culvers Restaurant to be located at 1369 M-89 Highway, Otsego, Michigan. He indicated the plan had been sent to MDOT for approval of proposed curb cuts and a preliminary indication of approval and issuance of driveway permits had been received. Building will be a prototypical Culvers style building with indoor seating for approximately one hundred (100) customers and additional seating outdoors on a patio area. He indicated storm water would be retained on site.

Discussion was returned to the planning commission. Chairman Webb opened the meeting to public comment. There was no public present.

Jeff Polonowski opened the discussion by detailing his concerns with the overflow of storm water being held on site and whether or not oil separators would be required. Mr. Watkins indicated their civil engineer was preparing drainage plans that would be submitted later. Jeff also questioned the need for two curb cuts for ingress and egress. There was discussion regarding the merits of one driveway versus two driveways amongst the planning commission members with Mr. Watkins indicating they felt two driveways provided greater safety for motorist entering and exiting the property from M-89. There was a suggestion made to have one of the driveways striped to indicate a left exit, a right exit and a second entrance. Andy Webb indicated there was a 4 inch well on the property that was not shown on the plan which needed to be located and properly abandoned. He also indicated the parcel falls within the City of Otsego's wellhead protection zone and recommended Mr. Watkins contact the City to see if there would be any additional requirements on their part. Andy also asked if there would be any LED display on the signs being proposed. Mr. Watkins indicated the top half of the sign would be internally illuminated and the bottom half would allow for changeable copy. Andy indicated any LED illumination must be dimmable.

Motion made by Bill Rohr, support by Ron Cade to recommend approval of the site plan to the Township Board with stipulations. The motion reads as follows:

“I, Bill Rohr, move to recommend approval to the Township Board of the site plan for RCL Holdings LLC dated 11-20-2014 drawn by Architectural Concepts with the following stipulations:

1. Gain approval on storm water management plan from the Otsego Township engineer.
2. Submit existing topographic survey, proposed grading plan, utility plans, site and utility details as requested by Michael Schwartz PE, Prein and Newhof.
3. Widen the west curb cut driveway
4. Move east side parking to the north corner of the parking lot.”

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

Communications:

Distributed materials from Konos, Inc for the December 15, 2013 special meeting.

Motion made by Bill Rohr, support by Roger Rumble to adjourn the meeting at 8:00 p.m.

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

Respectfully submitted,

Jeff Polonowski/js Date
Planning Commission Secretary

APPROVED