



**OTSEGO TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
February 1, 2016
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: Roger Rumble, Ron Cade, Scott Reising, Andy Webb, Karen Burns, Jeff Polonowski, Bill Rohr, Mike Bosch, Tammy Hoppe

Members Absent: None

Approval / Correction of Minutes:

Motion made by Tammy Hoppe, supported by Jeff Polonowski to approve the November 4, 2015 Planning Commission meeting minutes as presented.

9 - Yes, 0 - No, 0 - Absent. Motion carried.

New Business:

Rezoning – AG to R-2 Brad Boone for Bonnie Kline – Case 16-02

Chairman Webb introduced the applicant, Brad Boone, and asked that he present his request for rezoning. Mr. Boone indicated his plan is to divide the property into approximately four lots and to put duplexes units on lots to the south of the existing house. He would retain the land to the north to build a house for himself. Scott Reising indicated the Zoning Ordinance allows multi-family units only if they can be connected to public sewer which is not available in that area of the Township. Tammy Hoppe voiced concern about the creation of a flag lot which is prohibited in the Zoning Ordinance.

Chairman Webb opened the public hearing at 7:15 p.m.

John Thurston, 446 18th Street, asked how many splits would be available, Scott Reising indicated he believed there could be five splits available, possibly more if Mr. Boone chose to build a private road. Wendy Bisel, 482 18th Street, asked if the final decision was made by the Planning Commission. She had concerns that public utilities would be extended into the area, but was reassured by the Planning Commission this would not happen any time in the near future. Craig Bisel had concerns about storm water management, Chairman Webb responded that all storm water must be managed on site as required by State law.

Chairman Webb closed the public hearing at 7:30 p.m.

Discussion was returned to the Planning Commission. Scott Reising questioned why multiple zoning districts would be allowed on single parcels. He indicated there was significant development in the area already. Chairman Webb explained the rationale used to create split zonings in the Future Land Use Plan. Mike Bosch asked Mr. Boone if rezoning to R-1 rather than R-2 acceptable and Mr. Boone responded he would prefer the smaller lot sizes allowed by the R-2 zoning.

Motion made by Roger Rumble, support by Bill Rohr to recommend approval of the rezoning to the Township Board. This motion reads as follows:

“I, Roger Rumble, move to recommend approval to the Township Board of the rezoning of parcel 0317-021-085-00 from Agricultural to R-2 Medium Density Residential which conforms to the Future Land Use Plan of the Township.”
9 – Yes, 0 – No, 0 – Absent. Motion carried.

Old Business:

Chairman Webb opened the discussion regarding the proposal to update the Otsego Township Master Plan. The Township has received proposals from Wade Trim and McKenna and Associates. Roger Rumble spoke in favor of the proposal from McKenna and Associates. He gave an endorsement for Rebecca Harvey, the planner used by McKenna, stating she had been a long time member of the Otsego Public School Board. He also liked that she was a local resident. Chairman Webb indicated he felt Wade Trim had given a more complete response to items in the request for proposal. A question was asked if both companies would be willing to provide planning services to the Township after the update of the plan was completed. Chairman Webb indicated both companies were willing to supply future planning services. Discussion was held regarding the amount the Township Board should consider budgeting to complete the update and it was agreed that \$25,000 would be advisable to pay for both the update and any necessary modifications to the zoning ordinance.

Motion made by Roger Rumble, support by Tammy Hoppe to recommend approval of the proposal from McKenna and Associates for the update the Township Master Plan to the Township Board.
9 – Yes, 0 – No, 0 – Absent. Motion carried.

Motion made by Roger Rumble, support by Ron Cade to adjourn the meeting at 8:20 p.m.
9 – Yes, 0 – No, 0 – Absent. Motion carried.

Respectfully submitted,

Jeff Polonowski/js Date
Planning Commission Secretary