

**OTSEGO LAKE TOWNSHIP PLANNING COMMISSION
APPROVED MINUTES
APRIL 7, 2022**

Chairperson Jack Udebrock called the meeting of the Otsego Lake Township Planning Commission to order at 7:00 pm. The meeting opened with roll call.

Planning Commission members present: Susan LaVanway, Tim Miller, Leo Sensabaugh, Jack Udebrock, Gary Johnson and Jay Welter.

Members absent: Nora Corfis

A quorum was present.

Audience members: Randy Stults

The Pledge of Allegiance was said.

Chairperson Jack Udebrock requested that Vice Chairperson, Leo Sensabaugh, moderate the meeting, and his request was accepted.

Chairperson Jack Udebrock requested that Jay F. Welter serve as secretary for reason Nora Corfis was absent for health reasons, and his request was accepted.

Conflict of Interest

There were no conflicts of interest for any of the agenda items.

Persons Requested by the Commission to Attend the Meeting:

No one was requested to attend.

Public Hearing:

There was no public hearing.

Housekeeping Business:

The next regular meeting of the Otsego Lake Township Planning Commission (OLTPC) is scheduled to be held on May 5, 2022 at 7:00 pm at the Otsego Lake Township Hall, and it is questionable whether the meeting will take place as scheduled.

Public Comments, Communications Concerning Items on the Agenda and Additions to the Agenda:

Public Comment:

Randy Stults indicated that he attended the Otsego County Planning Commission (OCPC) meeting held March 21, 2022 and reported as follows:

1. A case before the OCPC pertained to a site plan and special use permit filed approximately two (2) years ago, and was granted a one (1) year extension, that is now expired. The applicant was requesting an additional one (1) year extension. The property is located in Livingston Township and the applicant in the past year successfully sold pumpkins. The OCPC was leaning in favor of granting the one (1) year extension however, ultimately realized they did not have the power to do so. It was concluded and recommended to the applicant that they reapply and because of Covid causing a significant delay in their plans, ask the Otsego County Commissioners to waive the fee since the OCPC does not have authority to do so. It is expected that the new application will be approved, notwithstanding there may be slight changes in dimensions and other minor adjustments.
2. There were various and extensive discussions regarding fences, including set backs, posts, and other terminology to clarify Section 21.10 and related sections therein. The recommendation of a Bagley Township representative that was very complimentary to the OLTPC was in part that the issues should be sent to us and other townships for comments, input and suggestions. Members of the OCPC agreed.

Addition to the Agenda: None

No communications concerning items on the agenda.

Approval of Minutes:

Vice Chairperson, Leo Sensabaugh, asked for approval of the Otsego Lake Township Planning Commission Minutes dated March 3, 2022. Susan LaVanway moved to accept the minutes. Jack Udebrock supported the motion which passed unanimously by a voice vote.

Old Business: None

New Business:

Proposed Text Amendments outlined in a Memorandum dated March 23, 2022 from Christine Boyak-Wohlfeil pertaining to various contradictions in language and omissions in various zoning districts, more particularly Zoning Districts (B1, B2), and further there are Districts not included in Section 21.21 and language in Section 21.46 contradicts itself within the section. In addition, language in Section 21.10 concerning material standards and other issues for fencing lacks acceptable language.

The above concerns were discussed and debated in depth. The conclusions reached as set forth in Exhibit A captioned CONCLUSIONS AND RECOMMENDATIONS were approved, and are to be forwarded to the OCPC.

Additional Public Comment by Randy Stults: Mr. Stults told us he has heard from various governmental officials that it is difficult to get “fresh blood” interested in public service. All applicants applying for a governmental position, whether actively involved in government or not, should be equally considered for an appointment.

Participation For Items Not on the Agenda:

There was no public participation for items not on the agenda.

Reports, If Any, Regarding Planning and Zoning From Each Member of the Commission:

Gary Johnson reported on Township Board activities. He mentioned the various changes made in personnel and Board membership that has occurred or will be occurring in the future. He enlightened us on the possibilities of a primary and November election involving the election of Township officials.

As there was no further discussion, Vice Chairperson, Leo Sensabaugh, called for a motion to adjourn the meeting at 8:47 p.m. Jack Udebrock moved to adjourn the meeting at 8:47 p.m. Jay Welter supported the motion which passed unanimously by a voice vote.

Respectfully submitted,

Jay Welter
Acting Secretary

EXHIBIT A
CONCLUSIONS AND RECOMMENDATIONS

Section 21.10.2.7: Consider inserting verbiage to cover (a) underground invisible electric fences (animal fences); (b) snow fences along with any posts, supports, or any other related accessories, not to be installed before October 15 of each year and must be removed no later than April 15 of each year; (c) the definition of a fence should include posts, supports or any other related accessories; (d) additional fencing materials such as glass, ceramic, and glass building blocks; (e) that would constitute appropriate signage on fences.

The provisions in the following paragraph (found in Crawford County, Frederick Township Zoning Ordinance), along with those previously mentioned above could serve as a guide; to-wit: "5. "Snow Fence" is a temporary type of porous fencing that forces windblown, drifting snow to accumulate in a desired place rather than accumulating on roads, private drives and other property areas where the accumulation and drifts are not desirable. As used in this Ordinance, the term "snow fence" includes not only the fencing material but also all posts to which the fencing material is attached. Snow fences may be installed and maintained pursuant to a permit issued under this Ordinance from November 1st through April 1st. Snow fences, including posts, may not be erected prior to November 1st and must be removed by April 1st. Additionally, snow fences should not be erected in such a manner as to cause snow to accumulate on neighboring properties or on any roads or highways."

Section 21.21: We agree with the comments and also recommend that loading and unloading be added to B3.

Section 21.33: Typographical error in Section 21.33.4, third line before the last line i.e. delete the word "on" and insert the word "one" to read one hundred eighty feet.

We agree with the comments pertaining to 21.33.5, and the insertion pertaining to Section 10.2.13 Campgrounds.

Section 21.45: Insert in the caption the word "and" in Hospitals and Kennels.
 We agree with the comments and the insertion pertaining to 11.2.16.

Section 21.46.2: With respect to the caption, we recommend the verbiage stay the same.

We agree with the verbiage in Section 21.46.2.6.1 and the addition of Personal Wireless.

We agree with the deletion of 21.46.2.6.2

We agree with adding the suggested wording in 21.46.2.6.3

Article 14HX: We believe this Article is complete and requires no further action.