

OTSEGO LAKE TOWNSHIP PLANNING COMMISSION
APPROVED MINUTES
June 2, 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: Nora Corfis, Gary Johnson, Susan LaVanway, Tim Miller, Leo Sensabaugh, Jack Udebrock, and Jay Welter

A quorum was present.

Audience members: Randy Stults, Township Clerk Mary Brown, Township Supervisor Dave Matelski

After roll call the Pledge of Allegiance was said.

Persons Requested by the Commission to Attend the Meeting:

No one was requested to attend

Conflict of Interest

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

Public Hearing:

There was no public hearing.

Housekeeping Business:

The next meeting of the Otsego Lake Township Planning Commission is scheduled July 7, 2022 at 7:00 pm at the Otsego Lake Township Hall.

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

There were no public comments or additions to the agenda.

Approval of Minutes:

Chairperson Udebrock asked for approval of the Otsego Lake Township Planning Commission Minutes dated April 7, 2022. Susan LaVanway moved to accept the minutes as printed. Leo Sensabaugh supported the motion which passed by a voice vote with one abstention from Nora Corfis as she was not present at the April 7, 2022 meeting.

New Business:

Report on ZBA Decision on PBZA22-001

Tim Miller and Jay Welter, members on the ZBA, reported on the request for an interpretation for a comparable use in the FR/Forestry Recreation District. The applicants were asking for a comparable use of a wedding venue in the FR district. There are presently several wedding venues in the county.

The applicants (Elams, former owners of BJ's) are presently renting their property and as such they claim they have no say in what renters do on the property. They live on the property and own several accessory buildings, one of which is a barn used as an event space. Also in the past, their rental property was advertised on BJ's website as a wedding venue and BJ's catering is also a major renter of the property.*

Neighbors reported to the ZBA noise and nuisance problems associated with the operation of this venue. The Elams state they have no responsibility for the actions of the renters of the property. Corwith Township did not recommend the venue in the FR district.

The FR district does allow permitted uses under special conditions for businesses such as race tracks, gas stations, restaurants, and resorts. Lacking any definition for a wedding venue in our zoning, the ZBA looked as this use comparable to a banquet hall or county club. The ZBA found a wedding venue was a comparable use and classified the wedding venue as a comparable use under special conditions in the FR district.

The Otsego Lake Township Planning Commission discussed how this decision would affect the FR district in our township. The special conditions such as limits on hours of operation, noise, traffic or attendance placed on an application would be an important aspect in the evaluation of each case. However, a clearer definition of wedding venue or special event venues should be included in the zoning ordinance. Leo Sensabaugh suggested we contact MTA for further information on zoning of special event venues.

Review of Material for Possible Regulation of Entertainment Venues in the FR District

The Secretary distributed to the members information related to the regulation of wedding and special event venues. Members will review this material for discussion at the next planning commission meeting. The County has formed a subcommittee to study this matter. Nora Corfis and Randy Stults from our township will be on this committee and report to our commission.

Reports Regarding Planning and Zoning from Each Member of the Commission

Chairperson Udebrock opened the meeting to Township reports and activities. Clerk Mary Brown was present to discuss with the commission the process of her appointment to Township Clerk and informed those present there are write in ballots [applications] for the position of clerk on the August 2022 ballot. Superintendent [Supervisor] Dave Matelski addressed alleged email postings on Facebook that were false and critical of him. Gary Johnson reported on the new charging station at the Hilltop, flower baskets, and other township activities.

Nora Corfis reported that the County did not hold a Planning Commission meeting in April and May.

As there was no further discussion, Chairperson Udebrock adjourned the meeting at 8:13 pm.

Respectfully submitted,



Nora Corfis
Secretary

*Mr. Miller clarified this statement from renter to supplier and marketer to the property.