

**OTSEGO LAKE TOWNSHIP PLANNING COMMISSION  
APPROVED MINUTES  
OCTOBER 6, 2022**

Chairperson Jack Udebrock called the meeting of the Otsego Lake Township Planning Commission to order at 7:03 pm. The meeting opened with roll call.

Planning Commission members present: Nora Corfis, Susan LaVanway, Jack Udebrock, and Jay Welter

Planning Commission members absent: Tim Miller, Gary Johnson, Leo Sensabaugh

A quorum was present.

Audience members: Randy Stults, Tim Olexey, Ingred Vernier

After roll call the Pledge of Allegiance was said.

Leo Sensabaugh joined the meeting at 7:10 pm.

**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 November 3, 2022 at 7:00 pm at the Otsego Lake Township Hall.

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

Mr. Tim Olexey of 10200 Passenheim Road stated his neighbor was advertising his property on Airband as available to 1 and 99 people. The crowd is unruly with foul language, also parking along his lot line, and various disturbances late into the night. He asked the Planning Commission what could be done to control this situation. He stated he has communicated with some members of the Otsego Lake Township Board, and the County in regards to this situation. The Planning Commission informed him that we are only a recommending body to the County and he should communicate his problem to the County or consult with an attorney.

## **Approval of Minutes:**

Chairperson Udebrock asked for approval of the Otsego Lake Township Planning Commission Minutes dated September 1, 2022. Susan LaVanway moved to accept the minutes as printed. Jay Welter supported the motion which passed unanimously by a voice-vote.

## **New Business:**

### Text Amendment to Zoning Ordinance Section 21.9 Event Facility - Special

The Commission reviewed the proposed changes. Leo Sensabaugh moved the County should provide clarity to the parking requirements in section 21.9.1.9 and 21.9.1.9.2 in the FR district and 21.9.2.9 and 21.9.2.9.2 in the AR district. Jay Welter supported the motion which passed unanimously by a voice-vote.

### Recommendations for Property North of the "Old Section" of the Township Cemetery

[In anticipation of the possibility the Township could go to the ZBA as an option for expanding the cemetery boundaries, Jay Welter, a ZBA member, excused himself and left the meeting before this discussion began to avoid any conflict of interest. He returned to the meeting at the conclusion of this discussion.]

Randy Stults discussed with the Commission options the Township Board could undertake to expand the boundaries of the old portion of the cemetery and develop the newer parcel to the north. The County requires a 10-acre rectangular parcel with a maximum of one to four widths to depth ratio. Options discussed were:

1. Request a text amendment to the Zoning ordinance for R-3 use of Cemetery – Government owner and operated that does not have the minimum size, shape and width to depth ratio requirements
2. Combine the lots and thus the total parcel to have a zoning permit for a Cemetery.
3. Request a text amendment to the zoning ordinance to remove the requirements that are at issue.
4. Request a variance for the parcel of the minimum size, shape and width to depth ratio. This would make it less non-conforming as to size. The rectangular shape is cut off by I-75. As to width it would be the same width as the current Cemetery and would allow additional parking away from Old State Road to be within the Cemetery property.

The Planning Commission will discuss these options (and any additional that its members propose) at its next meeting.

At the conclusion of this discussion, Mr. Welter rejoined the meeting.

**Reports Regarding Planning and Zoning from Each Member of the Commission:**

Nora Corfis reported the County permitted the proposed apartment building at Borden and Dickerson Roads in Bagley Township to exceed the 35-foot height requirement by 2.5 feet, and the PUD zoning at Hidden Valley could be changed to FR.

As there was no further discussion, Chairperson Udebrock adjourned the meeting at 8:30 pm.

Respectfully submitted,



Nora Corfis  
Secretary