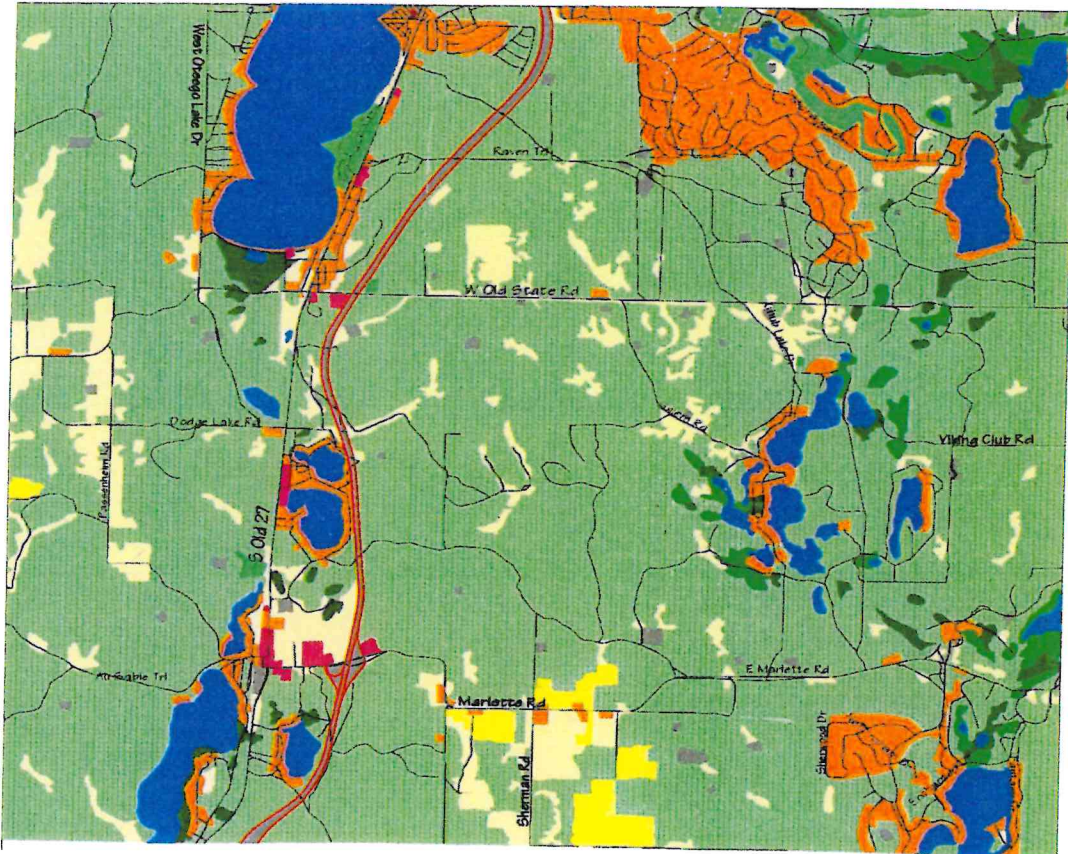


Otsego Lake Township Master Plan



Planning Commission Adopted: Dec. 8, 2016
Township Board Adopted: December 15, 2016

With Planning Assistance Provided by:

Mary H. Campbell, ASLA, AICP
M. C. Planning & Design

Updated in 2016 with Assistance Provided by:
Randy Stults

Otsego Lake Township Master Plan

Otsego County, Michigan

Prepared by:

**2006 Otsego Lake Township
Planning Commission**

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Township Board: May 18, 2006

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Planning Commission: Dec. 8, 2016
Township Board: December 15,
2016

With Assistance Provided By:

Randy Stults

OTSEGO LAKE TOWNSHIP MASTER PLAN

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Chapter 1

Introduction

Purpose and Planning Process

The purpose of the Otsego Lake Township Master Plan is to provide guidelines for future development, while protecting the natural resources and rural character of the Township. This plan presents extensive background information including socio-economic data on the Township; description and mapping of natural resources; and inventory of existing community facilities. The background information is analyzed to identify important characteristics, changes, and trends occurring in Otsego Lake Township. Community concerns were identified based on a strategic planning effort including public input sessions conducted in 2004, previous planning efforts, and input from a Master Plan working group. Goals and policies were developed to guide future development based on the background studies, key land use trends and community issues. These goals, along with a detailed map of existing land use, provided the basis for the Future Land Use Map which specifies where the various types of future development ideally will be located in the Township. This plan also provides suggestions for implementation of the identified goals and policies. The guidance provided by this Master Plan can be utilized influencing changes to the County Zoning Ordinance or implementing Township zoning if desired, as well as other measures the Township is authorized to take. During 2015 the Otsego Lake Township Planning Commission determined minor revisions were appropriate for the Township's Master Plan.

Location and Regional Setting

Otsego Lake Township is located along the southern border of Otsego County, which is situated in the north central part of northern Michigan's Lower Peninsula. Otsego Lake Township is a standard geographic township in area, (approximately 36 square miles), with 32.7 square miles of land area.

Otsego County is located on the I-75 corridor which receives extensive tourist traffic from the lower, more populated regions of the state. Centrally located in the northern region, Otsego County is 60 miles east of Lake Michigan, 55 miles south of the Straits of Mackinac, and 70 miles from Lake Huron to the east.

Otsego Lake Township is bounded on the north by Bagley Township, the west by Hayes Township, the east by Chester Township all in Otsego County, and on the south by Maple Forest Township in Crawford County. The City of Gaylord is approximately six miles north of the Otsego Lake Township border. Figure 1-1 illustrates the Township's proximity to a number of other communities in Michigan.

Historical Context

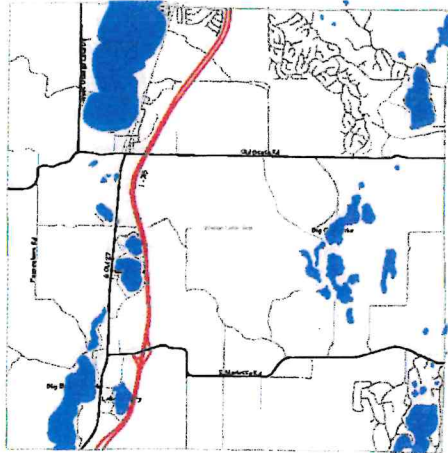
Otsego Lake Village was settled in 1872 and incorporated in 1875, located at the Southern tip of Otsego Lake, the village was noted to have been the former county seat situated on Old State Road leading to Mancelona and Elk Rapids.

Prior to Otsego Lake Village settlement, around the year 1851, David Ward, a young enterprising fellow, gave up his career as surveyor, timber looker, and school teacher to become an early timber baron and began lumbering the vast thousands of acres of pine timber that he had laid claim to. As a part of his discoveries, in 1854, it was said that he had discovered the largest stand of Cork Pine in Michigan.

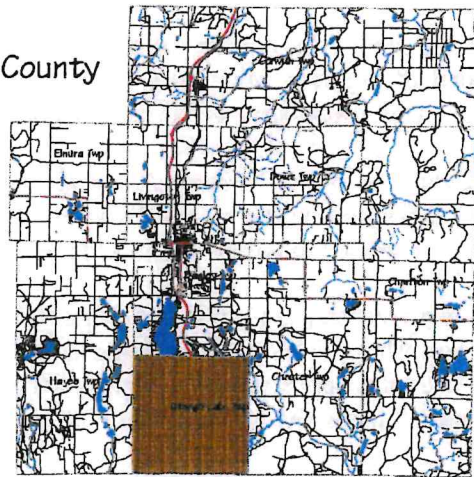
Otsego Lake Township

Location Map

Figure 1-1



Otsego Lake Township



Otsego County



State of Michigan

By 1877, a village had been established, deserted and re-established three times. The names changed from Bradford or Bradford Lake originally, finally to Waters. At that time the Wright-Wells Lumber Co came to town. With the operation of their mills, the construction of a large general store and a hotel, the village with a population of 75 residents, began to grow. The next 10 years showed tremendous growth and Waters became a bustling town. However, once the big timber had been harvested, residents moved North with the mills and by 1890 only one store and post office combination remained.

Henry Stephens, Sr. formerly of St. Helen in Roscommon County moved his operations here in 1891 and once again the village was booming. By 1905 the population rose to over 300, but dwindled to approximately 50 people by 1912.

After the remaining timber was stripped from the area, Henry Stephens¹, Jr. decided to make Waters his permanent residence in between his worldwide travels. When his father died in 1884, Henry Stephens, Jr. inherited his father's lumbering fortune which allowed him to build a large two story, frame house on the back of his lot, along with several other out buildings, including a large dairy barn. In 1914, he conceived the concept of a glass bottle fence as a monument to the roaring hard-drinking lumber jacks of the past lumbering era.

Stephans offered local children a penny each for bottles and hired a cement contractor to erect the fence. Work on the fence progressed according to the supply of bottles. In their eagerness to earn money from the project, Waters children robbed their relatives' pantries, dumped contents of canning jars and bottles, and probably emptied the contents of their father's liquid refreshment cache, according to the number of whiskey and beer bottles used in the fence. Old timers tell of boys who sold bottles to Stephans during the day and would sneak back at night to pilfer the supply, and then resell them to him the following day. Stephans was well liked by everyone and purchased the same bottles over again with a chuckle.

When completed, the fence with a wrought iron gate in the center spanned two city blocks and bordered the main street that eventually became US-27. The shoulder high fence, capped with concrete slabs, was then finished off with letters two feet high that spelled out the owner's name. HENRY STEPHANS.

Stephans left Waters about 1917 in failing health. Within a short time the village that once covered an area of 40-acres and boasted several streets lined with business places and homes became deserted once again.

In 1927 Mrs. Edna Schotte, the matriarch of Waters and postmaster from 1930 to 1946, and her late husband, purchased 1,800 acres, including the village. The Schotte's re-established the post office and when liquor was legalized in 1936, Mrs. Schotte and her husband were the first in the county to receive a tavern license. They built the "Glass Bottle Fence Gardens" tavern. In 1970 this old landmark fell victim to fire. After the old depot was razed, a lumberyard and warehouse did business on the site. Mrs. Schotte said they set up a sawmill on the lake where they salvaged hundreds of deadheads (sunken logs) and made them into lumber.

In the early 1920's the Heart Lake Club, a group of land speculators, bought the old Stephans dairy barn on the edge of town and converted it into a hotel, lounge and dining room. The enterprise closed during the depression and remained vacant for several years. With the start of the tourist boom in the 1940's, the hotel was reopened as the "Wassir Hoff" and became known statewide.

With the deterioration of the old bottle fence due to vandalism, and the construction of the expressway that bypassed the town, tourism for the area decreased as evidenced by the old hotel standing empty again for

¹ The name Stephens had several spellings. Henry, Sr. used "Stephens" the original spelling. Old timers and residents often spelled it "Stevens", and Henry, Jr. spelled it "Stephans".

several years until late 1970 when it was again purchased and opened for business.

During reconstruction, the hotel fell victim to suspected wiring problems, and was completely destroyed in a fire in 1972. The loss of the Waters Inn (the old dairy barn), antique organ, and hand-pump fire wagon was also a loss of some of the local history.

In 1935 the old Stephan home, then occupied by Harley Kennedy, was destroyed by fire. Most of the other buildings suffered the same fate over the years.

Today, many resorts exist in the area and once more there are about a dozen business places in the village. Mrs. Schotte donated the site of the old Stephan home and the glass bottle fence to Otsego Lake Township for use as a fire hall and community building with the stipulation that the old bottle fence be restored. Unfortunately the bottle fence fell in to such a state of disrepair, that it was deemed not restorable. However, in order to preserve the history, the Township created the historical display located at the Township Hall (Figure 1-2).



Figure 1-2

The Status of Planning and Zoning in Otsego Lake Township

Otsego Lake Township is currently covered under County-wide planning and the Otsego County Zoning Ordinance. Otsego County has engaged in formal land use planning since at least 1939 and enacted county-wide zoning in 1975, when the nine townships agreed to conduct planning and zoning together. The first master plan was written in 1939 with the purpose to establish a land use policy which would increase the permanent values of the county. In 1966, a comprehensive plan was undertaken, with its primary purpose to guide growth. At that time, the County Planning Commission was also created. The County subsequently updated the Comprehensive Plan in 1981 and 1997. Otsego County completed a revised Master Plan in June 2009 and has updated it a number of times since then with the most recent in 2015.

Zoning is the principal means of land use controls in the County. Land use is regulated under the Otsego County Zoning Ordinance except within the limits of the City of Gaylord and the Village of Vanderbilt which enforce their own zoning ordinances. Planning and zoning was separated from the Building Department in 1996 and was staffed by a full-time zoning administrator for the first time. More than 30 zoning map changes have been made since it was adopted in 1975. There have been two substantial revisions to the ordinance, one in 1993, and the other in 1996.

Otsego Lake Township established a Planning Commission on February 5, 1976, and has been in continuous existence since that time. In cooperation with Otsego County, the Planning Commission has reviewed local zoning issues and development proposals in the Township and made recommendations to the County. However, the Township's recommendations on zoning and development, are under the jurisdiction of the Otsego County Zoning Ordinance and have no legal standing. Updated zoning ordinances supported by up-to-date comprehensive land use plans are considered the main tool Michigan communities have at their command to control land use patterns and development pressures. In order to provide local control over future development, Otsego Lake Township developed the 2016 Township Master Plan and made minor revisions to it in 2016.

Township Social and Economic Characteristics

Population

According to the U.S. Census Bureau, the population for Otsego Lake Township in 2010 was 2,847 persons (1,416 male - 1,431 female), averaging approximately 87 persons per square mile for the Township's 32.7 square miles of land area. This population density can be compared to 46 persons per square mile for Otsego County and 175 persons per square mile for the State of Michigan.

In discussing the population for Otsego Lake Township, however, it is important to note that the figure presented by the 2010 Census does not reflect the actual number of persons residing in the Township during the summer months. This situation can be seen throughout much of northern Michigan. The Census tally, taken on April first, does not count residents who winter elsewhere. Respondents are asked to declare a permanent residence different from their April location, if more than six months are spent at the alternate address. However, many fail to do so for reasons of misunderstanding or for tax purposes.

In reviewing the social and economic information derived from census data, the figures presented for housing characteristics show 950 units or 41.3 percent of the total housing units as seasonal, recreational, or occasional use homes. With this in mind, it can be assumed that the Township's resident population increases by 41 percent during the summer months. Using the average household size in Otsego Lake Township of 2.29, the expected seasonal increase would be at least 2,176 persons. In addition, many summer visitors stay at private lodging places or at the homes of family or friends.

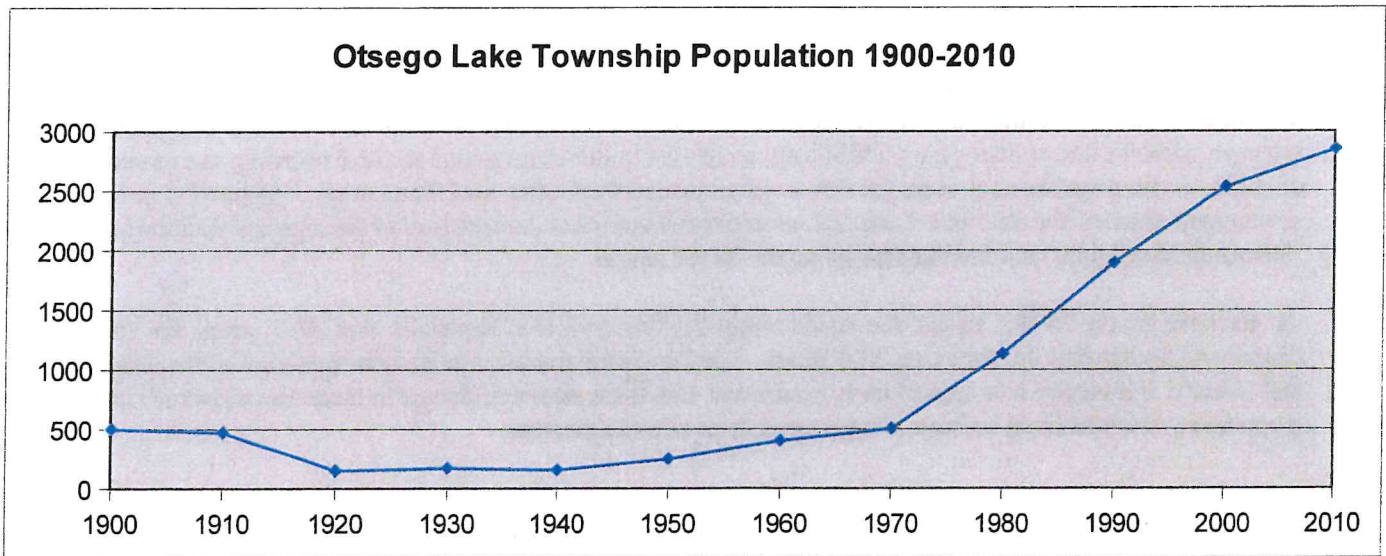


Figure 2-1

Figure 2-1 illustrates population statistics for permanent residents of Otsego Lake Township and Otsego County from 1900 to 2010. As can be seen in Table 2-1, the Township has experienced significant population growth during each of the decades between 1960 and 2010, with the most substantial percentage growth occurring between 1970 and 1980, when the township grew 85 percent. More recently, between 1990

and 2010, the Township has experienced growth of more than 53 percent. Otsego County has also experienced significant positive growth each decade since 1960.

Table 2-1 Population Changes 1960-2010 Otsego Lake Township & Otsego County											
	1960	1960-70 Percent Change	1970	1970-80 Percent Change	1980	1980-90 Percent Change	1990	1990-2000 Percent Change	2000	2000-10 Percent Change	2010
Otsego County	7,545	38.1	10,422	43.9	14,998	19.7	17,957	29.8	23,301	3.7	24,164
Otsego Lake Twp.	342	38.3	473	144.6	1,157	55.1	1,794	41.1	2,532	12.4	2,847
Source:	Census of Population and Housing 2010 / prepared by the Bureau of Census Washington: The Bureau of Census, 2010										

Age Distribution and Racial Make-up

Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining what, if any, special needs specific resident groups might have.

Age distribution for Otsego Lake Township in 2010 reflects a population which is slightly younger than that of Otsego County, and the State of Michigan as a whole, as illustrated in Table 2-2. While it appears that younger adults in the college years (18-24) are somewhat under represented in the Township, the proportion of adults in the wage earning years (25-65) is very close to the County and State norms. Figure 2-2 provides a summary chart of the data and Table 2-2 provides the statistical comparison of the age distribution for the Township, the County and the State based on the 2010 Census.

At the time of the 2010 Census, the median age for Otsego Lake Township was 49.4 years, for Otsego County 43.5 years and for the State, 38.9 years. The Township median age is older than that of the State and the County. However, it is important to remember that these statistics do not include the seasonal resident population, which is likely to have a larger proportion of older persons.

Otsego Lake Township Age Distribution 1990, 2000 & 2010

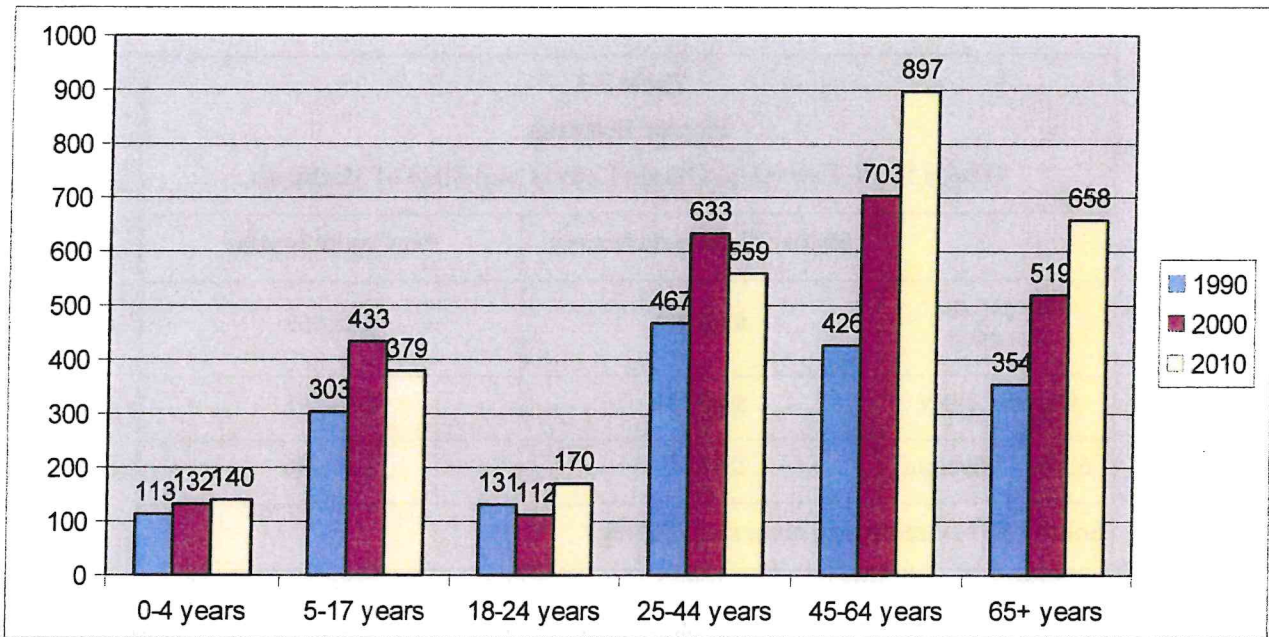


Figure 2-2

Table 2-2
Population Age
Otsego Lake Township, Otsego County, State of Michigan

Age	Otsego Lake Twp.	Township %	Otsego Co.	County %	State %
Under 5	140	5.2	1,417	6.2	6.0
5-17	379	17.1	3,908	20.6	17.1
18-24	170	4.4	2,086	16.9	10.5
25-44	559	25.0	4,586	28.6	24.6
45-64	897	27.8	5,499	23.9	28.0
65+	659	20.5	4,114	13.8	14.8
Total	2,847	100.0	24,164	100.0	100.0
Median age	49.4		43.5		35.9

Note: Due to rounding, percents may not equal 100
Source: Census of Population and Housing 2010

The racial make-up of the Township is primarily Caucasian (2,796 persons). Native Americans are the primary minority population (26 persons), with a small number of African Americans (18 persons) and other races (21 persons).

Income and Employment

Table 2-3 compares income statistics for Otsego Lake Township to Otsego County and the State.

Table 2-3 Income Statistics Otsego Lake Township, Otsego County and State of Michigan		
	Median Household Income	Per Capita Income
Otsego Lake Township	\$ 68,722	\$ 28,759
Otsego County	\$ 60,536	\$ 24,695
State of Michigan	\$ 61,684	\$ 26,790
Source: 2014 American Community Survey		

Another method of describing the economic characteristics of a community is to analyze the different categories of employment. Along with employment and unemployment data, Employment data by Industry is provided from the 2010 Census data for the Township and County presented in Table 2-5.

Employment data on the civilian labor force is compiled on a monthly and annual basis by the Office of Labor Market Information (OLMI), Michigan Department of Career Development. Table 2-4 compares the civilian labor force statistics for the Township, County and State in 2016, 2010 and 2004. As the statistics show the Township gained labor force with the number employed not changing, driving up the unemployment rate from 2004 to 2010. The County is seeing a decrease in the labor force with the employed rising, again resulting in a large drop in the unemployment rate which is following the trend in the State.

Table 2-4 Civilian Labor Force Comparisons and Unemployment Otsego Lake Township, Otsego County and State of Michigan									
	Township			County			State		
	2016*	2010	2004	2016	2010	2004	2016	2010	2004
Labor Force		1,300	1,200	11,825	12,350	13,650	4,863,000	4,805,350	5,001,000
Employed		1,125	1,125	11,200	10,525	12,650	4,623,000	4,195,500	4,691,000
Unemployed		200	75	625	1,825	1,000	241,000	609,850	210,000
Unemployment Rate %		6.1	6.3	5.3	14.8	7.3	4.9	12.7	6.2
Note: All numbers rounded to nearest 25. *2016 Township data is not available. Source: Office of Labor Market Information, Michigan Department of Economic Development.									

**Table 2-5
Employment by Industry 2010
Township and County**

Industry	Otsego Lake Township		Otsego County	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting, and mining	41	3.1	519	4.8
Construction	105	9.4	930	8.5
Manufacturing	33	2.9	1,671	15.3
Wholesale trade	80	7.1	449	4.1
Retail trade	266	23.8	1,545	14.2
Transportation warehousing and utilities	9	0.8	526	4.8
Information	9	0.8	166	1.5
Finance, insurance, real estate, rental and leasing	83	7.4	499	4.1
Professional, scientific, management, administrative and waste management services	31	2.8	572	5.3
Educational, health, and social services	254	22.7	1,924	17.7
Arts, entertainment, recreation, accommodation and food services	60	5.4	1,241	11.4
Other services (except public administration)	67	6.0	463	4.3
Public administration	82	7.3	432	4.0

Source: U.S. Bureau of Census

As shown by the data above, the highest percentages of the jobs are in the retail trade industry at the Township level and educational, health and social services industries at the County level.

Similar to the County as a whole, the largest number of non-agricultural employment opportunities for Otsego Lake Township residents are in the retail trade, and educational, health, and social services sector. Given the limited number of employment opportunities within Otsego Lake Township, an assumption can be made that the majority of residents are self-employed or find employment elsewhere.

Education

At the time the 2010 Census was taken, 17.3 percent of the population over the age of three years was enrolled in school. Of the 2,114 persons in Otsego Lake Township over 25 years of age, 89.2 percent have attained an education of high school graduate or higher, while 27.0 percent have attained a bachelor's degree or higher. This level of educational achievement is somewhat similar to the County, with 90.4 percent of the County's population having earned a high school diploma and 18.9 percent a bachelor's degree or higher. The Township educational levels for high school diplomas of 34.5 percent are a bit higher than the State level of 29.4 percent, while the percent of the Township population with a bachelor's degree is 18.9 percent, compared to the State level of 15.5 percent.

Housing Stock and Property Values

An evaluation of housing stock and property values can be very beneficial in determining community characteristics or housing needs. For example, a large percentage of seasonal housing units is indicative of an increased seasonal population, as is the case of Otsego Lake Township.

Statistics from the 2010 Census show a total of 2,300 housing units for Otsego Lake Township: 1901 single-family units, 33 units in multi-family structures, and 364 mobile homes. Multi-family housing represents 1.4 percent of the housing stock, while mobile homes are slightly less than 14 percent of the housing stock in Otsego Lake Township.

Figure 2-3 provides a graphic comparison of the changes in the number of households, total housing units and seasonal housing units between 1990, 2000, and 2010 for Otsego Lake Township. Although the number households and housing units increased by approximately 350 between 1990 and 2010, the number seasonal units remained essentially the same. When compared to the State as a whole, seasonal housing in the Township and County is significant, as shown in Table 2-6.

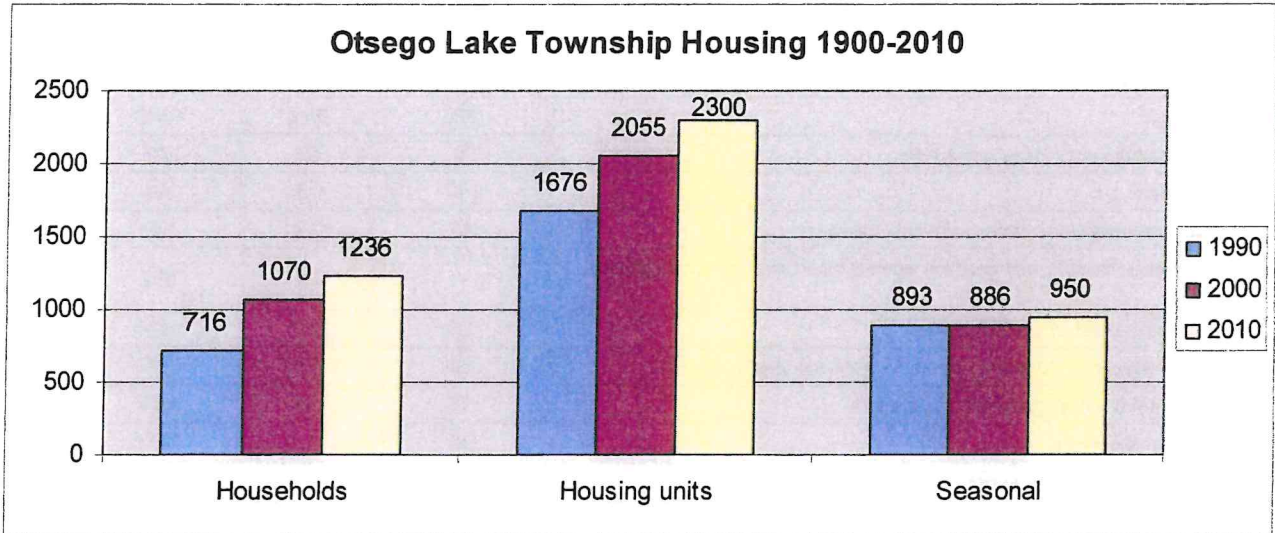


Figure 2-3

	Total Units	Seasonal Units	% Seasonal
Otsego Lake Township	2,300	950	41.3
Otsego County	14,731	4,052	27.5
State of Michigan	4,532,233	263,071	5.8

Source: US Census Bureau Census 2010

Household Size

Census data from 2010 shows Otsego Lake Township has a household size of 2.29 persons per household, compared with 2.45 persons per household in both Otsego County and the State of Michigan as a whole. These figures are a significant change from prior decades. Over the past few decades, many communities across the state have experienced a shrinking average household size. This trend to smaller households is important, because it creates a demand for additional housing units, even in the absence of a numerical increase in population.

Ownership

According to the 2010 Census, 87.6 percent of the permanently occupied housing units in Otsego Lake Township are owner-occupied, compared with 81.1 percent at the County level and 72.1 percent at the State level. The renter-occupied housing in Otsego Lake Township accounts for 12.2 percent of the total housing units (median rent \$584), compared with State level of 27.9 percent (median rent of \$591).

Housing Value

Another comparative measure for housing is value, as shown in Table 2-7. The median value of owner-occupied year-round housing units, according to the 2010 census, is \$141,600 for Otsego Lake Township, an increase of 100.1% from the median value of \$70,300 in 1990. Otsego County's median value in 2010 is \$119,200 as compared to the value of \$56,300 in 1990, while Michigan's 2010 median value owner-occupied housing unit is \$144,200 (\$60,600 in 1990). This information, while collected by the Census Bureau, is subjectively provided by the general population regarding what he or she thinks is the value of his or her house, therefore this information should be used with caution.

Housing Values	Percent of Units
Less than \$50,000	9.6
\$50,000 - 99,000	17.4
\$100,000 - 149,000	27.1
\$150,000 - 199,000	18.9
\$199,000 - 299,000	18.6
\$300,000 or more	8.4

Source: US Census Bureau Census 2010

Property Value

Property values can also be analyzed by reviewing State Equalized Value (SEV) figures. By law, SEV, which constitutes a community's tax base, is equal to approximately one-half of the true market value of real property and certain taxable personal properties. Figure 2-4 and Table 2-8 provides comparison of SEV data over a multi-year period for the Township. A 2010 comparison for the Township and the County is provided in Table 2-9. The total SEV for Otsego Lake Township decreased by approximately 2.2% between 2010 and 2016 see Table 2-8. Residential property (at 92%) continues to be the largest contributor to Otsego Lake Township's total SEV.

At the County level, Residential Property comprises over 67 percent of the total SEV, followed by Commercial property at nearly 14.9 percent. (See table 2-9).

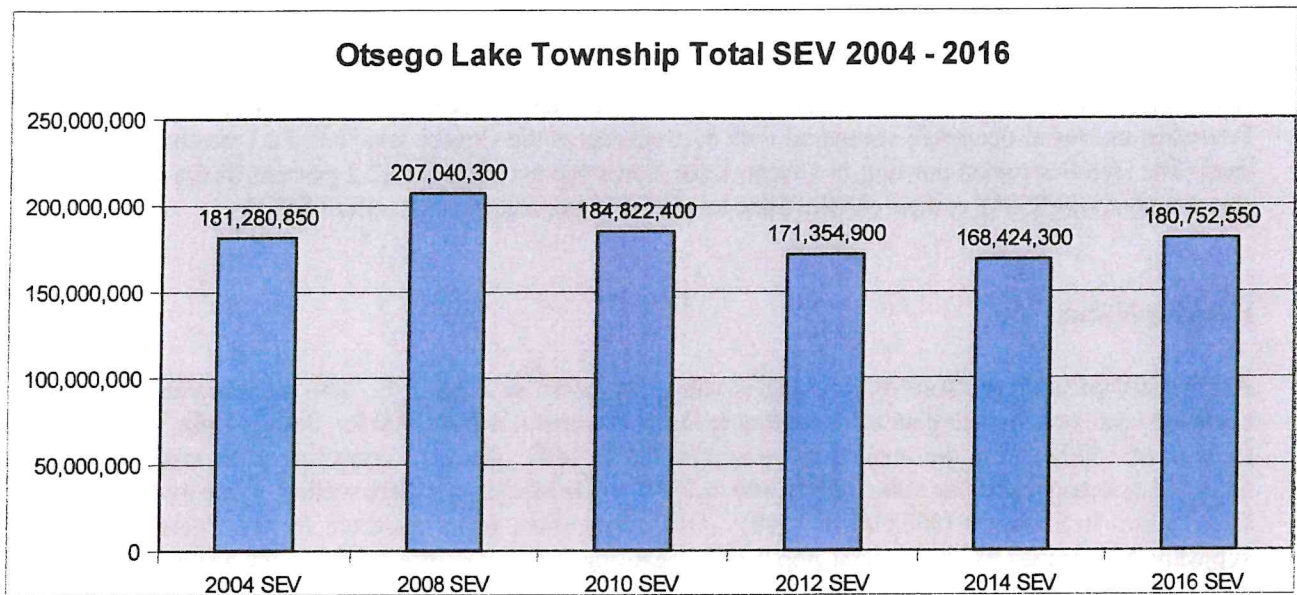


Figure 2-4

**Table 2-8
State Equalized Valuation by Property Class
Otsego Lake Township**

Class	2010		2012		2014		2016	
	SEV	% Total	SEV	% Total	SEV	% Total	SEV	% Total
Agriculture	88,000	0	76,100	0.0	73,000	0.0	71,300	0.0
Commercial	7,684,700	4.2	6,727,300	3.9	6,124,100	3.6	5,957,900	3.3
Industrial	0	0.0	0	0.0	0	0.0	0	0.0
Residential	160,741,200	91.9	156,828,400	91.5	154,280,700	91.6	167,016,300	92.4
Timber Cutover	0	0.0	0	0.0	0	0.0	0	0.0
Developmental	0	0.0	0	0.0	0	0.0	0	0.0
Total Real Property	177,513,900	96.0	163,631,800	95.4	160,477,800	95.3	173,045,500	95.7
Personal Property	7,308,900	4.0	7,723,100	4.6	7,946,500	4.7	7,706,550	4.3
Total SEV	184,822,400	100	171,354,900	100	168,424,300	100	180,752,550	100

Source: Otsego County Equalization Department

The 2016 distribution of SEV values for Otsego Lake Township and Otsego County are presented in Figure 2-5 and Table 2-9.

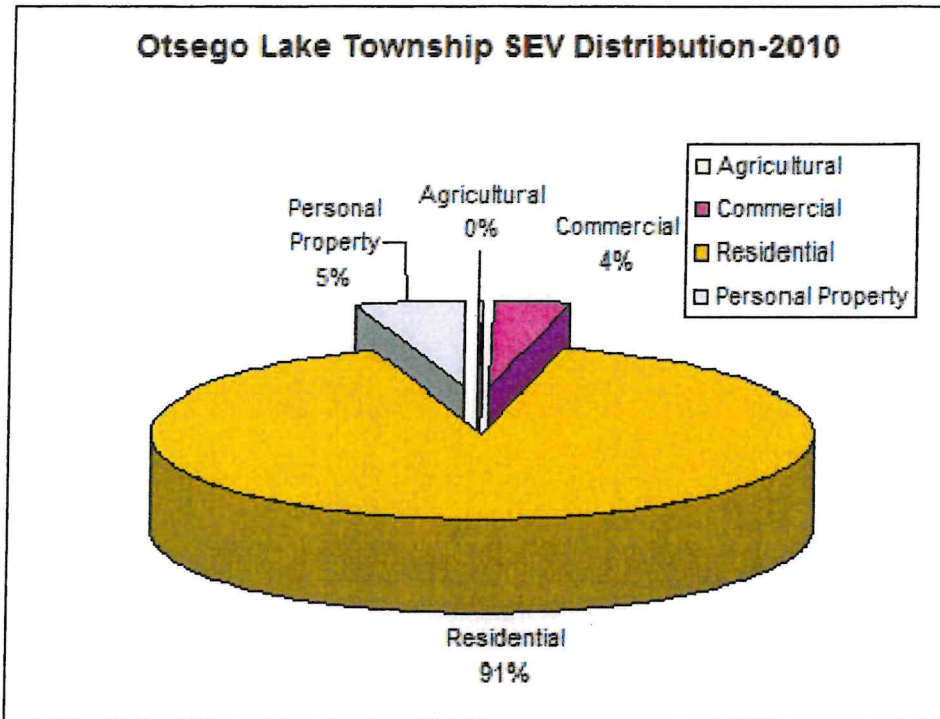


Figure 2-5

Table 2-9
**SEV Distribution Comparison
Otsego Lake Township and Otsego County - 2010**

Real Property:	Otsego Lake Township		Otsego County	
	Amount	% of total	Amount	% of total
Agricultural	88,000	0.0	56,669,500	4.0
Commercial	7,684,700	4.2	205,901,000	14.5
Industrial	0	0.0	25,288,900	1.8
Residential	169,741,200	91.8	951,986,982	66.9
Timber Cutover	0	0.0	0	0.0
Developmental	0	0.0	0	0.0
Total Real Property	177,513,900	96.0	1,277,185,632	87.2
Personal Property	7,308,900	4.0	182,617,650	12.8
Total SEV	184,822,400	100	1,422,464,032	100

Source: Otsego County Equalization Department.

Chapter 3

Natural Resources

Climate

The climate is one factor which contributes to Otsego Lake Township's appeal as a rural residential community. The Township's climatic conditions are similar to those across northern Lower Michigan: long cold winters, and moderate warm summers. However, Otsego County's climate is not strongly influenced by the climate moderation typical of areas nearer the Great Lakes. The most noticeable lake influence is the increased cloudiness and snowfall during fall and winter months.

Temperature data shows July as the warmest month with average warmest day of the month 97 degrees and the lowest temperature of the month average of 45 degrees. The coldest month was January 1994 at minus 2 degrees and the high was 15.9 degrees. The average high temperature for January is 25 degrees and 10 degrees for the average low. The precipitation average is 3 inches per month and the annual is 36 inches. September and October are the wettest months of the year. The average snowfall is 141.1 inches. The most snow occurs in December and January. The year 1996 to 1997 had an extreme snow average of 207.5 inches. The winter with the least snow was 2009 to 2010 with 78 inches. There is no clear trend on weather but the last 2 winters, 2013 and 2014 were very cold but mild.

The average date of the last freezing temperature in the spring is May 26th, while the average date of first freezing temperature in fall is September 19th. This provides for an average growing season of 116 days.

Geology

Bedrock underlying the County was formed from an ancient sea, which covered the area some 250-600 million years ago. Significant oil and gas deposits are found in a band running from southwest to northeast across the Otsego County. The bedrock underlying Otsego Lake Township was formed during the early Mississippian ages of the Paleozoic Era. This bedrock is Coldwater shale.

The primary surface geologic features in Otsego Lake Township are Outwash plains, Kettle lakes and moraines. Moraines, linear hilly ridges, were formed by the deposition of unsorted sand, gravel, rock and clay at the margins of the glacier. A moraine represents the former position of a glacier's edge, and now traverses the Township. Outwash plains are stratified deposits of sand and gravel. Extensive outwash plains extend north to south throughout the Township. Numerous small water filled depressions (kettle lakes) and dry depressions (kettles) occur on the outwash plains. Kettles were caused by sediment collapse around melting blocks of ice buried in outwash. Kettle lakes occur in low relief, poorly drained areas within outwash plains and moraines.

Otsego Lake Township is dominated by coarse-textured glacial till. Till is composed of unsorted sands and gravels left by the glacier.

Topography

Slope is an important development consideration associated with topographic features. Steep roadway grades, septic field failures, soil erosion, and excavation costs are some of the difficulties associated with severe grades. Figure 3-1 shows slope categories based on soils. The areas of moderate and extreme slope may be a constraint for potential development.

Development in areas with severe slopes and ravines should be restricted. If development is permitted, sensitive site planning should be required along these steep slopes to prevent soil erosion.

Soils

One important determinant of land use is the soil's suitability for development. Land uses must correspond to the capacity of the soils on which they occur, and soil suitability for each use should be determined before development occurs.

Over 50 percent of the soils in Otsego Lake Township are in the Kalkaska-Blue Lake general soil association, which are typically strongly sloping, well drained sandy soils. The balance of the Township soils are primarily in the Kalkaska-East Lake-Mancelona soils association and the Rubicon-Grayling soil association, which are typically nearly level to gently sloping, well drained sandy and gravelly soils.

Figure 3-1 identifies areas with soil limitations for septic systems. The limitations identified are either related to slope, hydric soils, or both. These limitations do not preclude the development of specific sites. The developer should realize, however, that construction on some soils may be more costly in time and money. A more detailed analysis of the soils by the District Health Department will determine suitability for siting a septic system. Health Department approval is required by State law.

Soils and topography also determine which areas are classified as prime, unique and locally important farmland. The prime farmland classification indicates soils which are ideally suited for agricultural or timber production. Unique farmland is land other than prime that is used for the production of specific high value food and fiber crops. Locally important farmland includes soils which are nearly prime, but are located on slightly steeper grades. These soils can produce high yields when treated and managed according to modern farming methods. With good management these soils may produce yields equal to that of prime soils.

Water Resources

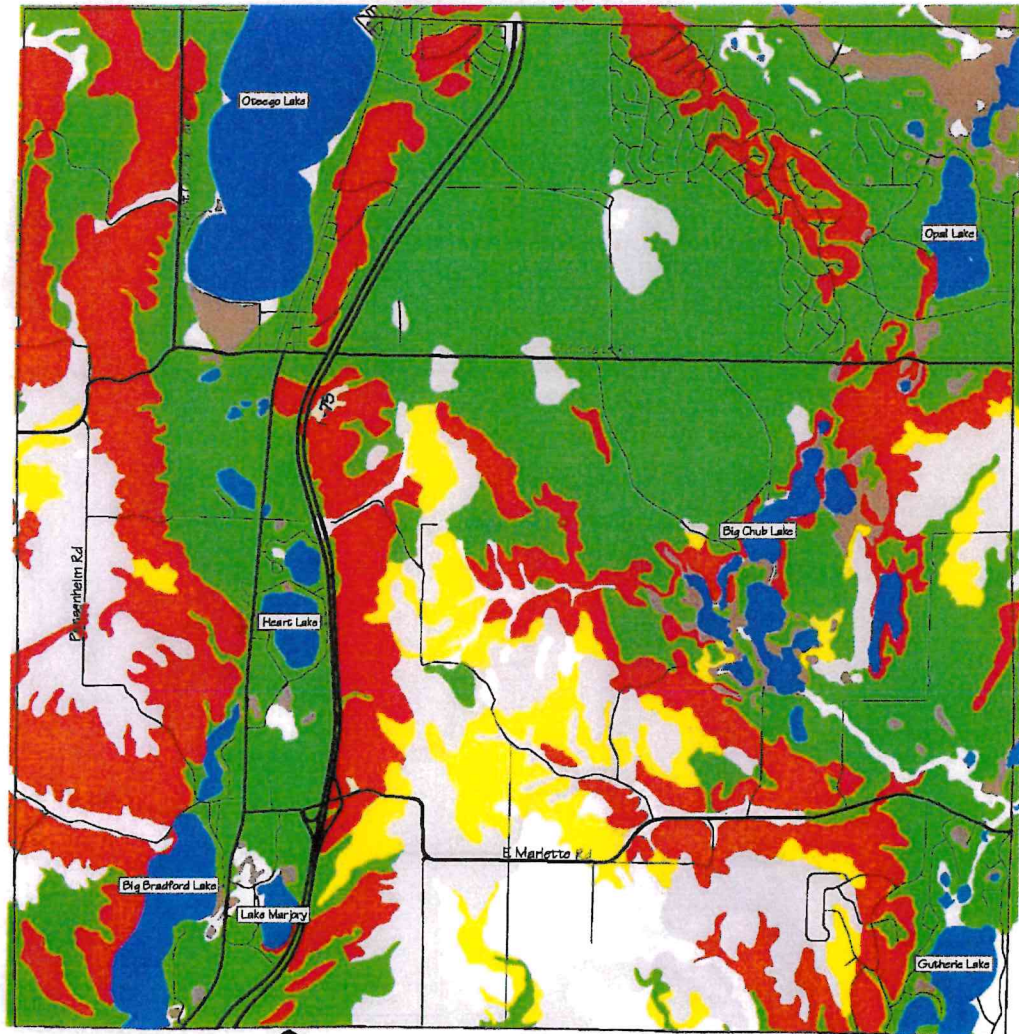
Otsego Lake Township is entirely located within the AuSable watershed. Both groundwater and surface water are vital resources within Otsego Lake Township. Because there is no central water distribution system, residents must rely upon individual wells for drinking water.

The vulnerability of drinking water aquifers to surface contamination is high in much of the Township due to the highly permeable soils. Surface waters in lakes of the Township are an important resource for scenic and groundwater recharge amenities. It is therefore important that water resources be protected and managed in a manner which would ensure their quality.

Otsego Lake Township's drinking water is provided from an underground aquifer sometimes referred to as The Great Sand Dome. This is a large deposit of sand and gravel left behind by the glaciers. It extends from the surface of the ground to bedrock, as deep as 1500 feet. Because there are no impervious soils within the aquifer to restrict the movement of water through the deposit, there are no barriers to contamination from surface spills or subsurface leakage. Contamination plumes can travel great distances within the aquifer if not detected and addressed. This may not be detected unless well water is sampled and tested, as some contaminants will be well in excess of safe drinking water standards before they can be detected by taste or color changes.

Otsego Lake Township Septic Limitations Map

Figure 3-1

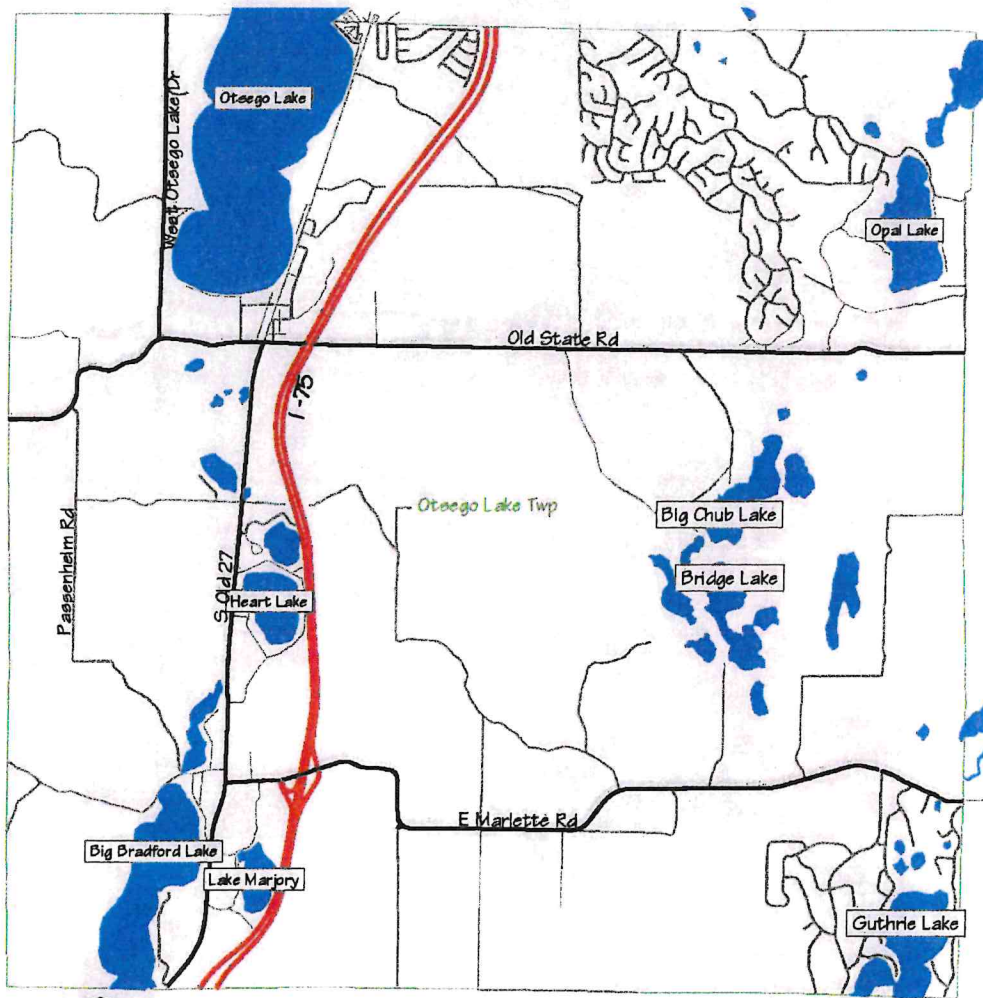


Legend	
	Local Roads
	State Roads
	County Primary Roads
	Lakes and Rivers
SEPTIC	
	Slight
	Moderate
	Severe - Poor Filtration
	Severe - Steep Slopes
	Severe - Wet
	Unclassified
0 2,000 4,000 6,000	
Feet	

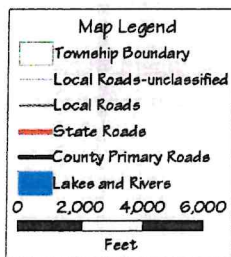
Base Files sources: Michigan Department of Natural Resources
Soil Data sources: USDA Otsego County Soil Survey

Otsego Lake Township Water Resources Map

Figure 3-2



NORTH



Data sources: Michigan Department of Natural Resources

Groundwater

Important factors in the evaluation of groundwater are the quantity and quality of the water. The geologic and hydrologic features of the Township provide residents with sufficient water quantities. Water availability will not likely be a factor in limiting growth. In Otsego Lake Township, the vulnerability of water quality is more of a limiting factor than water supply.

Surface Water

Otsego Lake Township has numerous lakes scattered throughout the Township. These lakes include: Otsego Lake, Opal Lake, Big Chub Lake, Guthrie Lake, Big Bradford Lake, Lake Marjory, Bridge Lake, Heart Lake, Fawn Lake, Viking Lake and a few other smaller lakes. Figure 3-2 shows the lakes. These lakes offer scenic and recreational amenities to Township residents and visitors. It is extremely important that the quality of these surface waters be protected. They are part of an ecological system, an area's aesthetic appeal which is important feature to take into consideration when planning. Controlling invasive species of these waters should be a priority.

The lakes within Otsego Lake Township were formed more than 10,000 years ago, when the retreat of the glaciers left low areas and blocks of ice which soon became lakes. Until the last century, these lakes have aged gradually. The natural rate of aging is influenced mainly by the biological and physical conditions of watershed from which and through which the lake gains its water. As changes in land use occur within Otsego Lake Township, the rest of lake aging subsequently increases.

Nutrients, especially phosphorus and nitrogen, and sediments are the non-point source (NPS) pollutants that most influence lake characteristics. Excess nutrients can lead to an increase in vegetation, overall water quality deterioration, and negatively impact habitat and recreational use of a water body. Likewise, sedimentation of lakes and streams can have a detrimental effect on fish and wildlife habitat and navigation.

The extent of NPS pollution affecting the surface waters of Otsego Lake Township has not been studied on a comprehensive basis. However, studies performed on Manuka Lake (Bagley Township) and Otsego Lake (Bagley and Otsego Lake Townships) reveal that these bodies of water were negatively impacted by excessive fertilizer, erosion, development, storm water run-off and septic systems. These factors contributing to surface water degradation and reflective of general trends that are occurring throughout northern Michigan. Other trends effecting water quality in northern Michigan include loss of shoreline greenbelts and loss of wetlands. Otsego County's Zoning Ordinance "greenbelt provisions" will help to diminish further loss of shoreline greenbelts and must be maintained and strongly enforced. The wetland inventory will need to be monitored.

Woodlands

In addition to the scenic characteristics of woodlands, forested areas provide habitat for wildlife, protect the soil from erosion, and act as a buffer from noise on heavily traveled highways. The dominant forest associations in Otsego Lake Township are beech, maple, aspen and pine in the upland areas. In the lowland or wetland areas, common hardwood species include ash, elm and red maple. The common coniferous associations are cedar and tamarack in the wetlands. It is imperative that these woodlands be maintained and that invasive species be controlled to the extent possible.

Sites of Environmental Contamination

Part 201 of the Natural Resources and Environmental Protection Act (NREPA) 1994, PA451, as amended, provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Remediation and Redevelopment Division (RRD) of the Michigan Department of Environmental Quality (MDEQ) is charged with administering this law. A site of environmental contamination, as defined by RRD, is "a location at which contamination of soil, ground water, surface water, air or other environmental resource is confirmed, or where there is potential for contamination of resources due to site conditions, site use or management practices."

The agency provides an updated list (via the MDEQ website – www.michigan.gov/deq) of environmentally contaminated sites by county, showing the sites by name, Site Assessment Model score, pollutant(s) and site status. Visit the website for an updated listing. The Michigan Sites of Environmental Contamination identifies 59 sites within Otsego County, two of which are in Otsego Lake Township. The MDEQ status indicates "Interim Response conducted, no further activities anticipated." The Michigan Sites of Environmental Contamination - Leaking Underground Storage Tank lists nine open sites in Otsego County with one located in Otsego Lake Township, and 33 closed sites in Otsego County with two of the closed sites located in Otsego Lake Township.

Surface Water Discharge Permits

All point source discharges into surface waters are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit which is issued by the MDEQ Water Division. Permit requirements generally address discharge limitations, effluent characteristics, monitoring and reporting requirements, along with facility management requirements. Generally any construction activity disturbing more than one acre where stormwater could potentially leave the site, requires a permit. Permits are monitored for a period of one year or until healthy vegetation root systems are established.

Air Quality

Air Quality is monitored by the Air Quality Division of the MDEQ. Standards have been established as acceptable levels of discharge for any of the following air pollutants: particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone, lead, and trace metals. These pollutants are monitored on a continuing basis at selected locations around the state. Monitoring in recent years has shown the level of pollutants in the region to be within the established acceptable standards. Air discharge permits are required for businesses unless otherwise exempted by law.

Summary

The review of the natural resources in Otsego Lake Township indicate the natural features, waters, and forested resources are currently relatively unimpaired; however these resources are extremely vulnerable to change. The environmental features of Otsego Lake Township are an important asset to the community and need continued protection.

Chapter 4

Existing Land Use

Pattern of Land Divisions

As development occurs, larger tracts of land are generally broken down into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Land division patterns for Otsego Lake Township are discussed below.

The remaining large tracts of undivided land in the Township are primarily in use as forested and much of it owned by the State, see Figure 4-1.

Other land divisions are occurring as larger parcels along the roads are split into smaller parcels. In terms of land division patterns, it is worth noting that some of the earlier residential developments in Otsego Lake Township have been created as site condominiums and/or planned unit developments rather than traditional subdivisions. A site condominium does not actually create lots by land division. Therefore, a site condominium project may continue to appear as a large, undivided tract when it has already been converted to relatively dense residential use.

Existing Land Use Statistics and Characteristics

According to the Census data, Otsego Lake Township's land area is 32.7 square miles. Otsego Lake Township is bordered on the north by Bagley Township, Hayes Township on the west and Chester Township on the east. On the south Otsego Lake Township is bordered by Maple Forest Township in Crawford County.

The land use/land cover mapping from the Otsego County Comprehensive Plan was used as a starting point for the Township mapping, and then updated using Michigan Department of Natural Resources 1998 aerial photographs, and field checking. The updated information was then computerized to produce the existing land use statistics. Table 4-1 presents the percentage of Otsego Lake Township currently in each land use category, from largest to smallest.

The land use/land cover mapping identifies what the land is being used for, such as residential or commercial activities. If an area is not actively being used, it is mapped based on the land cover, such as upland forest, wetland, nonforested areas, etc. Each of the land use/land cover categories is discussed in detail later in this chapter.

Table 4-1: Existing Land Use Cover – 2005 Otsego Lake Township		
Land Use Category	Mapping	
	Acreage	Percent
Upland Forest	15,355.4	67.6%
Residential	2,537.5	11.2%
Water	1,742.6	7.7%
Nonforest	1,369.8	6.0%
Lowland Forested and Wetlands	666.7	2.9%
Industrial/Extractive/Utilities (Transportation)	432.8	1.9%
Agricultural	252.5	1.1%
Recreation/Institutional	217.4	1.0%
Commercial	135.7	0.6%
TOTAL	22,710.4	100
Note: Due to rounding, the total percentages of land uses do not equal 100 percent.		
Source: Michigan Resource Information System and MC Planning & Design Field Verification and Map Updating.		

Upland Forest

The predominant land cover type in the Township is upland forest comprising of 68 percent of the Township. Much of the upland forest area is state-owned property, as shown in Figures 4-1 and 4-2. The dominant forest associations are pine, beech, maple and aspen.

Residential

As can be seen from Table 4-1, 10.5% of the Township area is being used for residential purposes. The pattern of residential development within Otsego Lake Township is shown in Figure 4-2. Residential use has been primarily located along lakeshores and road frontage. Recent residential growth has primarily occurred in site condominium developments and planned unit developments. The vast majority of the residential properties are occupied by single-family residential dwellings.

Water

Open water comprises 7.7 percent of the Township area. Figures 3-2 illustrates the locations of the lakes.

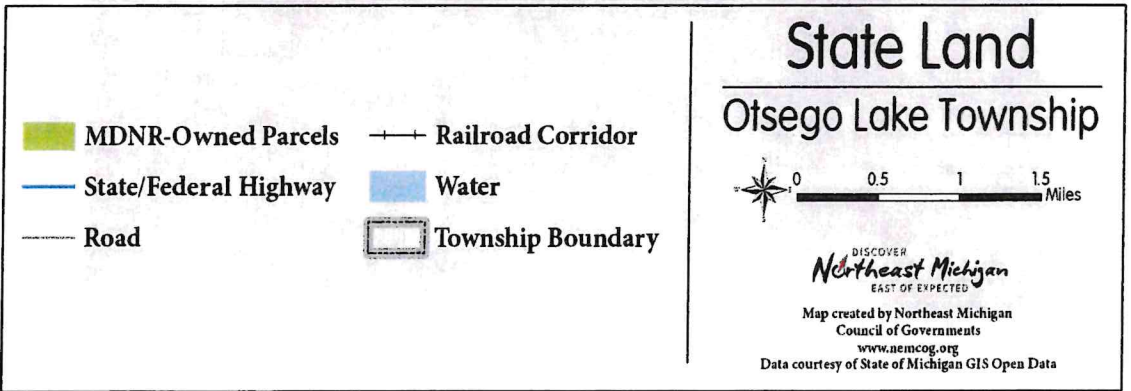
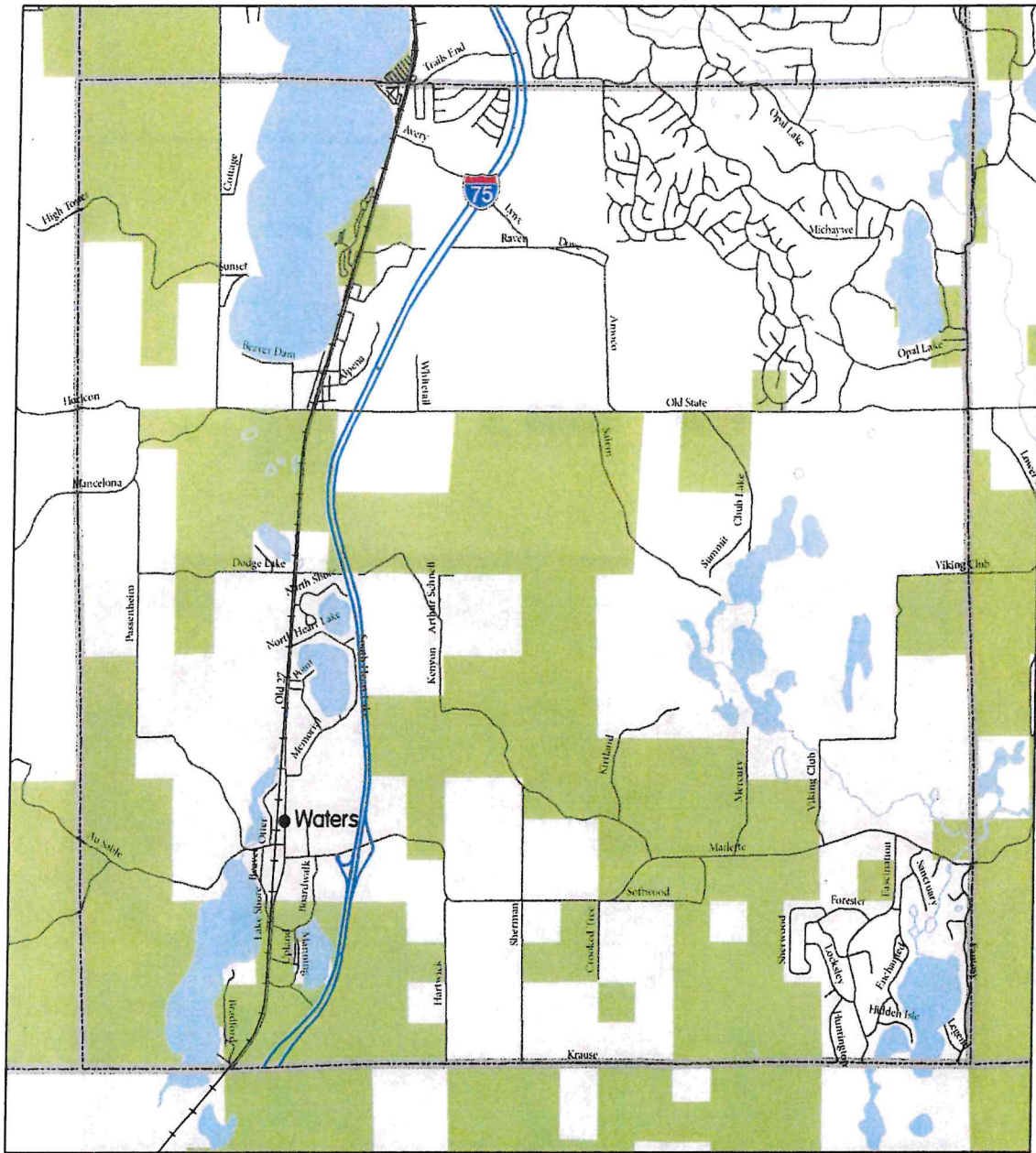
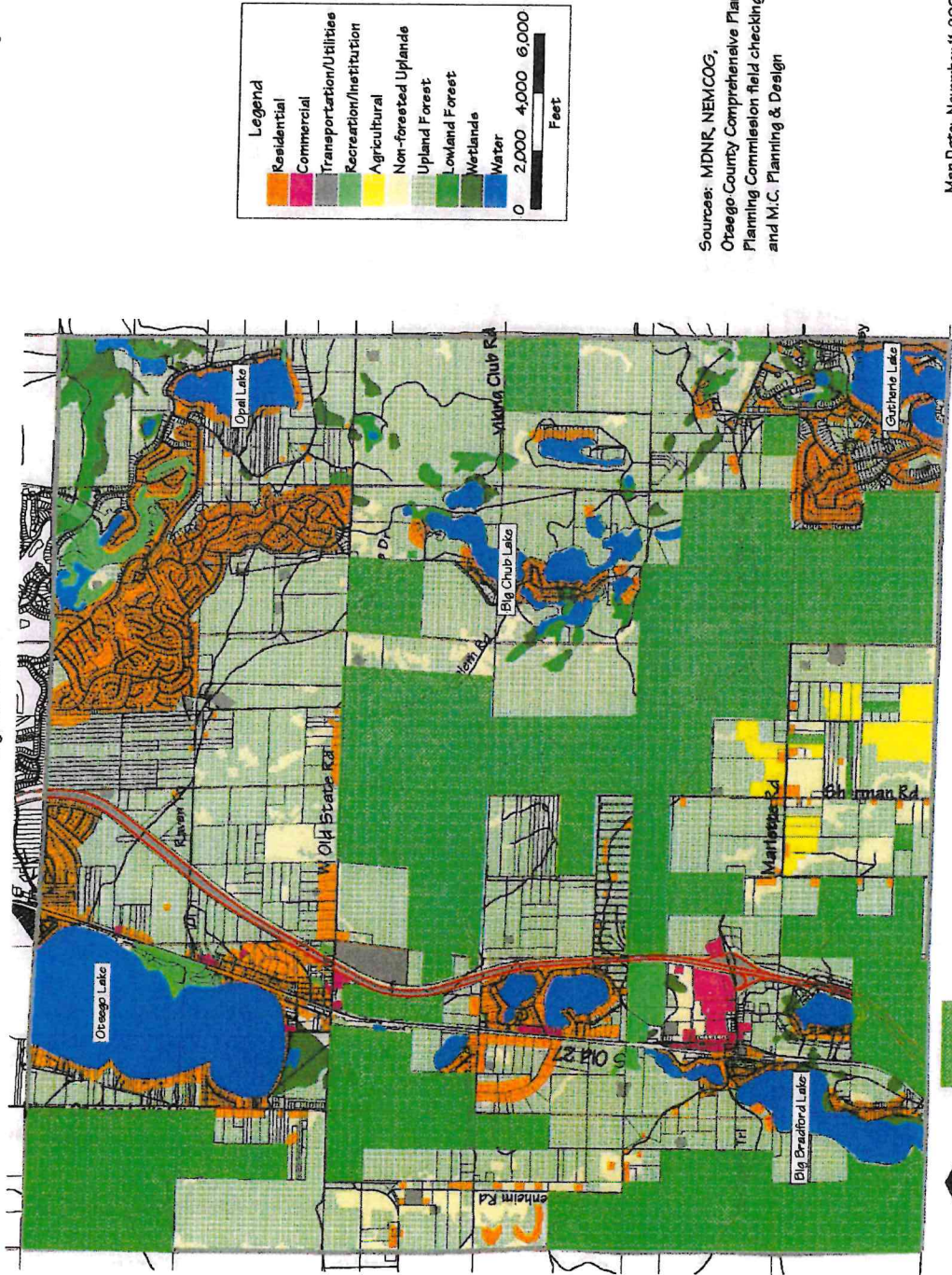


Figure 4-1 updated 2016

Otsego Lake Township 2005 Existing Land Use/Cover Map

Figure 4-2



Sources: MDNR, NEMCOG, Otsego County Comprehensive Plan-1997, Planning Commission field checking and M.C. Planning & Design

Map Date: November 11, 2005

Nonforested

The nonforested land category consists of herbaceous open and shrub land. As shown in Table 4-2, the percent of nonforested land in the Township is 6.2 percent. Nonforested lands are scattered throughout the Township, as shown in Figure 4-2.

Lowland Forest and Wetlands

Wetlands include land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes, or bogs. Wetland areas may also include land that supports lowland hardwoods and conifers. Wetland information was not verified by field inspection when these maps were compiled. Thus, the areas shown as wetlands by the Michigan Resource Information System (MIRIS) may not meet State and Federal criteria for legally regulated wetlands.

Wetland areas comprise less than three percent of the Township. As illustrated in Figure 4-2, the main wetland area in the Township is located in the Northeastern portion of the Township. Other wetland areas are scattered throughout the Township, generally located in proximity to lakes.

Industrial/Extractive/Transportation

Otsego Lake Township's industrial properties are shown in Figure 4-2. Table 4-1 shows a combined percent for industrial, extractive and transportation uses of 1.9 percent, including the gas wells in the Township. See Figure 4-3 for a map of gas wells within the Township. Much of the land classified as Industrial/Extractive or Transportation is associated with the I-75 highway right of way.

Agricultural

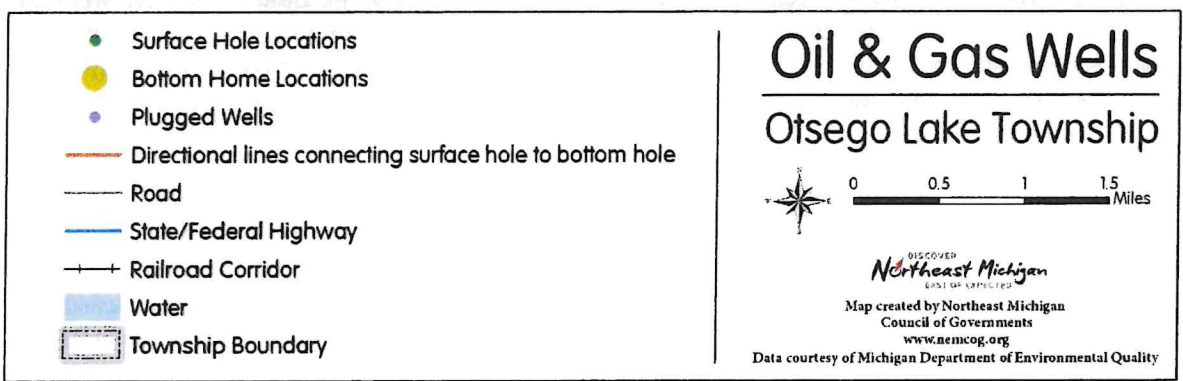
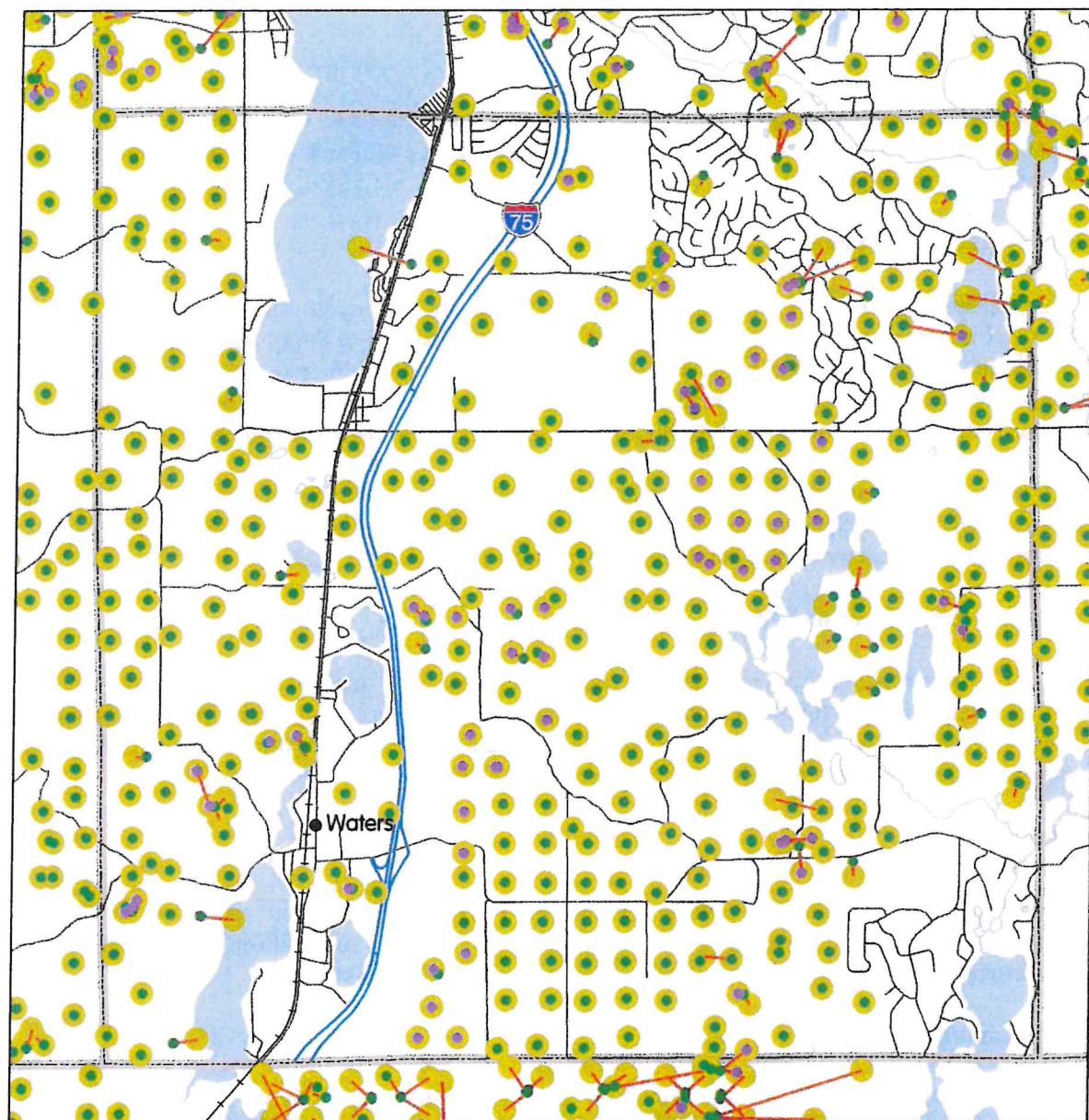
Agricultural use is the least most prominent land use in Otsego Lake Township. As shown in Table 4-1, agricultural lands occupied 1.2 percent of Township land area in 2005. As is illustrated in Figure 4-2, the agricultural lands are primarily located in the south central portion of the Township.

Recreation and Institutional

Recreation and institutional lands in the Township comprise 1.0 percent, as shown in Table 4-1. Detailed information regarding the individual recreation sites can be found in the **Otsego Lake Township Recreation Plan** from the Otsego Lake Township Parks and Recreation Committee and adopted by the Township Board. The state-owned lands provide the largest acreage of lands available, primarily for passive recreational uses. Figures 4-1 and 4-2 illustrate state-owned and other recreational lands in the Township.

Commercial

Table 4-1 shows a limited amount of land in commercial use in Otsego Lake Township, less than .6 percent of the land in Otsego Lake Township is in commercial use. As apparent in Figures 4-2, the commercially used properties are primarily concentrated along Old -27 in downtown Waters and clustered near the I-75 Waters Exit. The southwestern corner of the Township, allowing for easy access to north-south transportation corridors.



Map 4-3: Gas Wells in the Area updated 2016

Chapter 5

Community Services, Facilities and Transportation

Water and Sewage Disposal Systems

Otsego Lake Township does not have a public drinking water system. Instead, most of the Township residents rely on on-site private wells for domestic drinking water. All private drinking water wells are regulated by the Otsego County Health Department.

Likewise there are no public sewage disposal systems operated by the Township. Local residents primarily rely on private, on-site septic systems or community systems, which are also regulated by the Otsego County Health Department.

Two important determinants for siting a septic system are soil suitability and depth to bedrock. **Chapter 3–Natural Resources** discusses the geology and soils of the Township, and areas with septic limitations.

Solid Waste

Otsego Lake Township contracts with a private hauler to provide weekly residential curbside trash pick-up within the Township funded by a special assessment district. Private haulers offer trash pick-up services to businesses in the area. Otsego Lake Township, like all of Otsego County, is served by a landfill in northern Crawford County owned and operated by Waste Management of Northern Michigan. There is a drop-off site in the County where specified items can be taken for recycling.

In November of 2012, residents of Otsego County passed a millage to fund a county wide recycling drop-off program and renewed for another three years in 2014. Otsego County has contracted with Emmet County to provide hauling and processing of recycling material. There are five bin locations located throughout the county for drop-off of recyclables. Otsego Lake Township is the site for one of these drop off locations.

Other Public Utilities

Otsego Lake Township residents receive electric service from either Consumer Energy or Great Lakes Energy. Natural gas, where available, is provided by DTE Energy. The individual chooses providers of local and long distance phone service. Cable service, where available, is provided by Charter Communications.

Police, Fire, Ambulance

The Otsego County Sheriff and Michigan State Police provide law enforcement services to Otsego Lake Township. Fire protection is provided by the Otsego Lake Fire Department, which operates a volunteer on-call service. The Otsego Lake Township fire station is located in Waters.

The Otsego County 911 Central Dispatch provides emergency call receipt and dispatch service. Enhanced 911-telephone service, computer-aided dispatch and a multi-channel radio system are in place.

Advanced life support (ALS) ambulance service is provided by Otsego Ambulance Corps, which operates a full-time paid service from a location on McLouth Rd. off Old 27 North, in Gaylord. The hospital needs

of the Otsego Lake Township residents are primarily served by Otsego Memorial Hospital in Gaylord, with additional facilities offered at Munson Healthcare – Grayling Hospital.

Schools and Libraries

Otsego Lake Township residents are served by both the Gaylord Community Schools and the Crawford-AuSable School District, which provide K-12 education. Our Local families are also served by some private schools and academies. Some of these, located in the Gaylord area are: St. Mary’s School, Otsego Christian School (OCS) and Grace Baptist Christian School.

Post high school education is available locally at the M-TEC at Kirkland – Gaylord, the University Center at Gaylord, Grace Baptist College, North Central Michigan College in Petoskey, and Kirkland Community College in Roscommon. A number of certificate programs, two-year Associate’s degree programs as well as some Bachelor and Master degree programs are offered by the participating colleges and universities at all these locations. Otsego Lake Township residents contribute, through a millage, to the operating budget for the M-TEC at Kirkland – Gaylord and University Center at Gaylord.

Otsego Lake Township participates in the Otsego County Library system, which allows Township residents to use the system. The main branch of the library is located in Gaylord, with a collection of over 50,000 items, and provides a computer lab for public use. The library system is supported with an operating millage, initially passed in 1994.

Government Facilities

Otsego Lake Township Hall

The existing Otsego Lake Township Hall, located on Old 27, was built and designed as an emergency shelter. This facility is currently well used and meets the Township’s existing and anticipated future needs.

Otsego Lake Fire Hall

The fire hall is located on Old 27 near the Township Hall. It is a volunteer “on call” department which also has the capability to handle medical emergencies as first responders. The EMS section of the department is not currently able to transport patients to the hospital. These services are funded through a Township-wide special assessment district.

Cemetery

There is one cemetery serving Otsego Lake Township which is owned and maintained by the Township. The cemetery is located on Old State Road, east of I-75.

Waters Post Office

The U.S. Postal Service operates a local branch located on Old 27 South in “downtown Waters”.

Private, Civic and Fraternal Organizations

Typically there are many private, civic, and fraternal organizations active in Otsego Lake Township or ones that Otsego Lake Township residents are involved in which are not specifically affiliated with the

Township. Such organizations are typically regional organizations that have a larger membership and service area other than the Township. A listing of such organizations is available from the Chamber of Commerce Gaylord/Otsego County Tourism Bureau in the Visitors Center. Many township residents participate in the organizations available in Gaylord and throughout the region.

A few organizations active within the Township include:

- ★ Waters Business Group
- ★ Fawn Lake Property Owners Association
- ★ Michaywe' Owners Association
- ★ Enchanted Forest Property Owners Association
- ★ Heart Lake Association
- ★ Otsego Lake Association
- ★ Bradford Lakes Association
- ★ Opal Lake Association

Transportation and Road Maintenance

The paved public roads within the Township are categorized as follows:

Type of road:	Approximate length in miles:
Interstate Route (I-75)	13.0 miles
Primary paved roads (excluding I-75)	20.5 miles
Local paved roads	47.7 miles (40.9 asphalt & 6.1 sealcoat)
Local unpaved roads	22.4 miles

The remainder of the public roads in the Township are classified as seasonal roads. Additionally, there are private roads located within the Township.

The main route through the Township is I-75 which is the dominant north/south route through the Township. It is a state highway under the jurisdiction of the Michigan Department of Transportation. Approximately seven miles of highway pass through Otsego Lake Township.

Current County road corridors running east/west, north/south meet the projected needs of the community, along with I-75. The County primary roads within Otsego Lake Township are E. Marlette Rd., Old State Rd., S. Old 27, West Otsego Lake Drive and Mancelona Rd.

The Otsego County Road Commission provides road maintenance and snow removal services on all public non-seasonal roads within the Township.

Public transportation is provided by the Otsego County Bus System, which provides a dial-a-ride demand-response bus system throughout the County. Also, the Straits Area Regional Ride provides dial-a-ride bus service to Otsego, Emmet, Cheboygan, and Presque Isle Counties.

Other forms of transportation include Lake State Railroad which runs through the township and continues to be in operation. A freight facility siding for the railroad is located in Gaylord. The Gaylord Regional Airport is County owned and operated in nearby Gaylord.

The township has also encouraged development of the Michigan Iron-Bell Trail with a trail head to be located in Otsego Lake Township. There are also snowmobile trails which run the entire length of the township as well as sidewalks and wider shoulders along roads that have been added to encourage pedestrian and bicycle use.

Chapter 6

Community Goals and Objectives

In developing community goals and policies, it is important to analyze existing community characteristics, such as: social and economic features, environmental resources, available services and facilities, and existing land use. In addition to examining existing characteristics, another important tool in the development of community goals and policies is to identify community assets, problems and other issues to be addressed.

In preparation for writing this Master Plan, Otsego Lake Township Planning Commission actively sought input from the Township residents, through recent strategic planning efforts, a community input questionnaire, a series of community workshops and master plan work sessions. Based on the input received and the recent County-wide visioning exercise, the Otsego Lake Township Planning Commission drafted the following vision statement, goals and objectives to guide and manage future growth and development.

Vision Statement

Collectively Otsego Lake Township residents envision their rural, northern Michigan community to be a place where housing is affordable in attractive, safe neighborhoods. Residents have the possibility of meaningful employment opportunities and can enjoy the region's cultural and recreational activities. The increasing senior population is well supported by appropriate local and county services. Through proactive planning and zoning, the aesthetic appeal of the area including the surface and groundwater quality of the Township is protected. Community pride is enhanced by the pedestrian friendly streetscape in the Waters commercial area, where infill and adaptive-reuse are standard. Clustered residential developments are designed to preserve woodlands and open space. Otsego Lake Township desires to preserve the State-owned property and the natural resources while protecting its residents' property rights. In doing so, Otsego Lake Township will remain a desirable place for residents and visitors alike.

Land Use Goal

Retain the Township's scenic rural character by preserving forestland and open space, while encouraging growth and development in Waters and near the I-75 interchange.

OBJECTIVES:

Educate the community on development options, such as planned unit development (PUD), infill (adaptive reuse), purchase and/or transfer of development rights programs, and brownfield redevelopment.

- ◆ Come to a consensus on which locations should be preserved and which areas should remain available for development.
- ◆ Participate in County's Ordinances to ensure they support the type of growth Otsego Lake Township resident's desire.
- ◆ Protect open space, especially *state*-owned land for public use.

Natural Resources

Protect and preserve area natural resources, including lakes, streams, wetlands, forestlands and open spaces.

OBJECTIVES:

Provide for the enhancement and protection of the surface and ground water quality in Otsego Lake Township. Protect and conserve the aquifers, water quality and woodlands, while respecting the rights of property owners.

Protect and preserve the air quality.

Protect open space, especially state-owned land for public use.

Pursue a new restrictive zoning district (in the Otsego County Zoning Ordinance) for publicly owned property.

Control, to the extent possible, the invasion and/or spread of invasive plants and animals both on the land and in the water.

Protect and preserve all endangered and protected wildlife species and flora by protecting natural forest and open spaces, lakes, wetlands and streams.

Residential Goal

Encourage the location of suitable housing options to meet the varied economic and lifestyle needs of the residents

OBJECTIVES:

- ◆ Encourage quality housing for all income levels by offering tools and options for the creation of mixed-use (income, demographics, age) neighborhoods.
- ◆ Manage density to protect the natural resources.

Economic Goal

Plan and promote commercial and light manufacturing growth and development in targeted areas

OBJECTIVES:

- ◆ Preserve the “small town” feel through maintaining and/or creating walkable, pedestrian orientated mixed use central business district in Waters (with parking behind the buildings, where possible).
- ◆ Encourage the use of infill, adaptive reuse (of empty buildings), and the brownfield re-development techniques/philosophies to discourage and minimize sprawl development.
- ◆ Work with Otsego County, surrounding Townships, and the City of Gaylord to develop a policy that is proactive, sustainable, and beneficial to local residents and businesses through:
 - ◆ Recruiting and retaining companies which offer meaningful employment to area residents.
 - ◆ Encouraging sustainable, environmentally friendly tourism in Otsego Lake Township.

Public Service Goal

Maintain, improve, and expand the Township facilities including infrastructure consistent with the community needs.

OBJECTIVES:

- ◆ Continue to support a local Fire/EMS station in Waters.
- ◆ Pursue sewer system development options, including innovative cluster systems, and expansions as needed, where appropriate.
- ◆ Continue to support residential trash collection.
- ◆ Promote greater use of the Township Hall for public functions, including senior citizen functions.

Transportation

Provide safe, well-maintained and efficient transportation routes in and through the Township while respecting the rural character of the Township

OBJECTIVES:

- ◆ Enhance local funding for road improvements.
- ◆ Pursue non-motorized pathways as a transportation alternative.

Education

Continue to support the community education system

OBJECTIVES:

- ◆ Recognize the importance of locally available quality education programs for K-12 students and post-secondary alike.

Intergovernmental Cooperation

Enhance the strong existing cooperative relationships with adjacent Townships and the County to best serve the needs and interests of the Township residents and property owners

OBJECTIVES:

- ◆ Work cooperatively with Otsego County and surrounding Townships to update the County Master Plan and Zoning Ordinance as needed to address Otsego Lake Township needs and concerns.
- ◆ Explore options for a “shared” code enforcement officer with the County and/or other Townships.
- ◆ Work cooperatively with Bagley Township to protect the water quality of Otsego Lake.
- ◆ Work with Bagley Township regarding shared Zoning issues as the Michaywe’ PUD.

Chapter 7

Recreation Plan

Introduction

Because of the recreational opportunities in Otsego Lake Township, it has established an Otsego Lake Township Park and Recreation Committee. That committee has written and adopted a Township Recreation Plan outside of the Township's Master Plan.

Chapter 8

Future Land Use Recommendations

At present, Otsego Lake Township is primarily a rural residential and forested community. Due to the large amount of state land in the Township, much of the forested land remains as open space.

Through land use planning and land use controls, Otsego Lake Township intends to ensure that existing rural residential, agricultural, and recreational uses can continue, and reasonable growth can be accommodated with minimal land use conflicts or negative environmental impacts. Based on the social, economic, and environmental characteristics of the Township, eight general categories of land use have been identified to serve existing and future development needs. These categories are:

- Conservation-Recreation
- Forest-Recreation
- Institutional-Recreation
- Low Density Residential
- Medium Density Residential
- Resort PUD
- Mixed Use
- General Business
- Light Manufacturing
- I-75 Interchange Business

Conservation-Recreation

The Conservation-Recreation category is an extensive land use category recommended for the Township. All large parcels of state owned lands within the township are shown within the Conservation-Recreation category. Primary uses to be encouraged in the Conservation-Recreation areas include research/education, recreation (such as hunting, fishing, skiing, hiking, camping) and forest management.

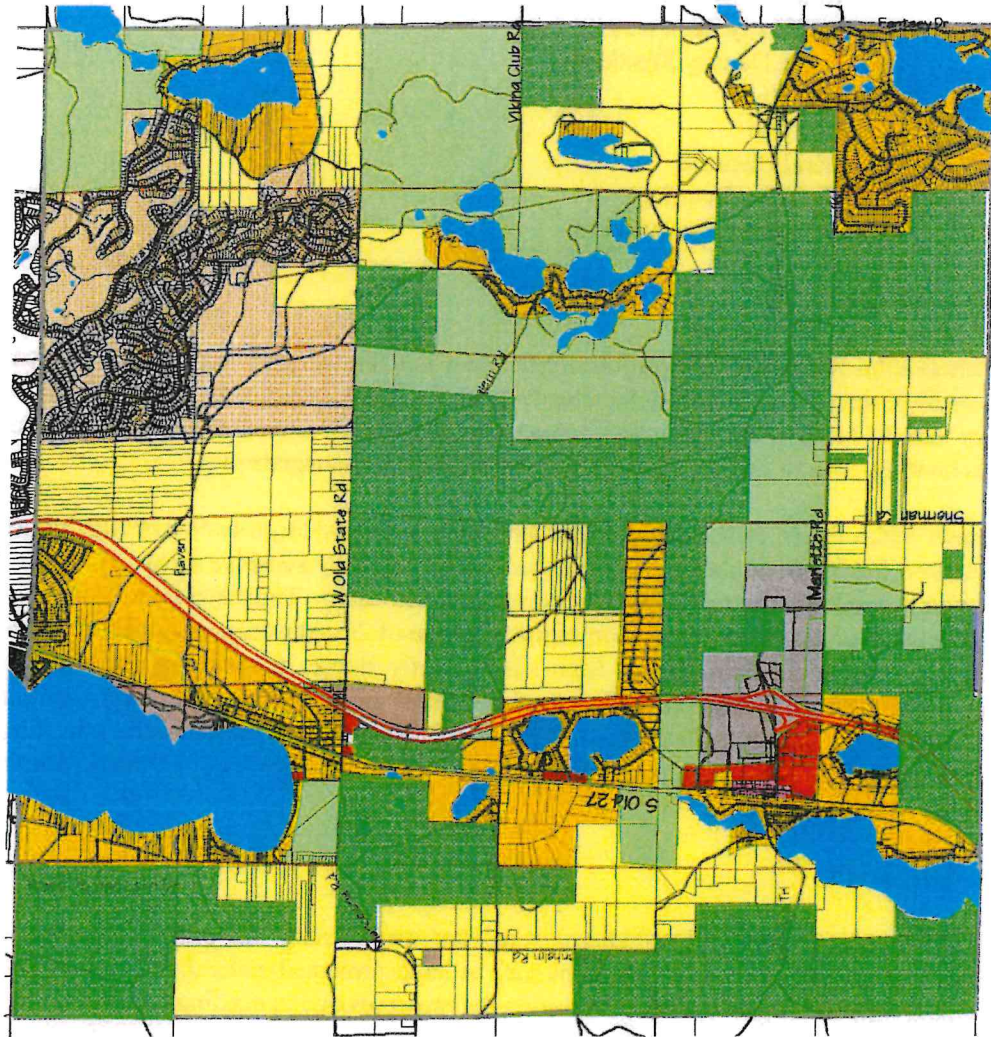
The Conservation-Recreation category is further designed to provide protection to existing recreation property, areas planned for future recreation use, or other environmentally sensitive areas and natural resources, while allowing for very limited and low intensity development to occur. This development would be consistent with recreational and conservation uses. A minimum lot size of 20 acres is recommended for the category. Very low density residential development (one single-family house or dwelling unit for every 20 acres) is recommended to be allowed. To protect sensitive areas and maintain larger tracts available for other uses, clustering based on density equivalents of not more than one single-family house or dwelling unit per 20 acres should be required in these areas. A new zoning district in the Otsego County Zoning Ordinance is necessary to meet these recommendations.

Forest-Recreation

The Forest-Recreation category includes existing state-owned land, and primarily forested lands protected by conservation easements or other restrictions such as lands protected under the Commercial Forest Act (CFA). These lands are not subject to intense development pressures due to existing public ownership, restrictions or easement status, consequently only environmental preservation and low intensity recreation related development activities are anticipated on these properties. It is intended that these lands be designated for continued conservation and recreational use. The distribution of the Forest-Recreation designated land throughout the Township is shown on the Future Land Use Map, Figure 8-1.

Otsego Lake Township Future Land Use Map

Figure 8-1



Map Legend

- Roads
- State Roads
- parcels
- - - Township Boundary
- Water

Future Land Use Categories

- Forest-Recreation
- Institutional-Parkland
- Low Density Residential
- Medium Density Residential
- Resort PUD
- Mixed Use
- General Business
- Light Manufacturing
- I-75 Interchange
- Water
- Conservation Recreation

0 2,000 4,000 6,000 Feet

■ State-owned Land

Sources: MDNR, NEMCOG,
 Otsego County Comprehensive Plan-1997
 and M.C. Planning & Design

Map Date: November 11, 2005

Uses proposed in the Forest-Recreation area include public and private forestry, wildlife habitat, parks and recreation, as well as similar open space uses. This future land use category is generally compatible with the Forestry-Recreation District in the Otsego County Zoning Ordinance. The parcel sizes vary significantly from smaller road ends providing lake access to larger tracts of land to protect the forests, therefore the minimum parcel size allowed in the Forestry-Recreation District of 88,000 square feet is compatible. The Township encourages the establishment of conservation parklands and open space, including the preservation of farmlands, wetlands and riverine habitats for scenic views, recreation and wildlife protection. The tools include donations, acquisition, cooperative efforts with other units of government and land owners, conservation easements and zoning ordinance provisions that support the use of conservation easements and sound conservation developments.

Institutional-Parkland

The Institutional-Parkland category includes government, religious, education and developed recreation facilities. All buildings, grounds and parking lots associated with the facility are included within the Institutional-Parkland land use category. Small institutional units that do not meet the 2.5 to 5 acre minimum size standard are placed within the adjacent categories, which are usually residential or commercial. Included in this category are incidental buildings such as maintenance buildings, shelters, and restrooms.

It is anticipated that additional small-scale institutional uses, such as small neighborhood churches, neighborhood schools or daycare would be compatible with residential uses. The large-scale institutional uses, such as area-wide churches, district schools or health care facilities would be compatible with commercial uses. Institutional uses will be allowed in residential and commercial areas, therefore no additional land has been designated for this purpose.

Low Density Residential

Low Density Residential is designed to accommodate single family dwellings at a density of one unit per two to five acres. The large residential lots provide privacy from neighbors and/or other development. This development is located on roads with light vehicular traffic. No municipal water or sewer service will be available. Additionally, access to municipal services such as fire, police and ambulance is more limited than in more populated areas. Buffers or physical separation from incompatible uses (such as industrial) is necessary when located adjacent to this type of development. Low Density Residential land use areas will have less restrictive zoning than other areas. These areas will be potential sending zones for development rights.

Additional provisions are recommended to be incorporated into the Zoning Ordinance to allow for slightly increased residential density if a cluster development pattern is utilized to avoid or minimize development impacts on environmentally sensitive areas or forests. The Low Density Residential land use category is consistent with the goal to "Protect and preserve area natural resources, including wetlands, forest lands and agricultural areas."

Medium Density Residential

The Medium Density Residential designation is intended to incorporate existing subdivided areas and small lot residential areas. This residential development area is designed to accommodate single family dwellings on lot sizes ranging between 20,000 sq. ft. and 88,000 sq. ft.

Resort PUD

This land use category is intended to accommodate the existing Planned Unit Development (PUD) of Michaywe, which incorporates small lot residential, open space and some recreational facilities. See Figure 8-1 for the location of the Resort PUD category.

Mixed Use

Downtown Waters is designated for a mix of commercial and residential development, where retail and small business is encouraged. Consistent with traditional villages, residential uses on the second floor of commercial buildings in this area are also encouraged. These areas designated for mixed use are shown on the Future Land Use Map, Figure 8-1. The intended business uses are compatible with those allowed in the B-1 district of the Otsego County Zoning Ordinance. The mix of small-scale commercial uses is compatible with and of service to residential uses. The County Planning Commission could be requested to review this matter, to more specifically allow for and encourage the “traditional village” concept (retail on first floor and residential above) in the County Zoning Ordinance.

General Business

The General Business area is located between the I-75 Interchange business area and the mixed use area of Waters, and serves as a transitional business district to accommodate a diversity of small scale business types, and dependent upon passer-by traffic, see figure 8-1. This Future Land Use category is consistent with the zoning for the B-2 General Business District of the Otsego County Zoning Ordinance.

Light Manufacturing

Consistent with the goals and objectives of this plan, light manufacturing and light industrial uses are encouraged in appropriate locations. The area shown at the southern border of the Township incorporates the portion of the landfill which is located in Otsego County. A business and light manufacturing area is shown on the Future Land Use Map, Figure 8-1. This future land use category is consistent with the B-3 (Business, Light Manufacturing) Zoning District in the Otsego County Zoning Ordinance.

I-75 Interchange Business

The Highway Interchange District encompasses an area in the vicinity of the I-75 interchange (see figure 8-1). The Highway Interchange Commercial land use category is designated for commercial development which is primarily Interstate access dependent. This district primarily serves thru traffic and tourist needs. Uses that are consistent with this area include, but are not limited to, gasoline stations, lodging facilities, entertainment facilities, restaurant facilities, and similar tourist related developments, as well as warehouses, storage buildings, wholesale facilities and other similar uses. The automobile dependent uses should ideally be located along roadways, with the other larger Interstate dependent uses located behind and accessed by service drives. These areas may require water and sewer services and/or other comparable forms of water and sewer services with approval by the municipality and the District Health Department. Above ground storage of flammable or hazardous material will not be permitted in the district except for the storage of propane in limited quantity and under special conditions.

CHAPTER 9

Plan Adoption and Implementation

Draft Plan Circulated for Comments

The draft Otsego Lake Township Master Plan was transmitted to the Township Board for review and comment in November 2005. The Township Board approved the draft plan for distribution on November 17, 2005. Following the Board's approval for distribution the proposed plan was distributed to the adjacent Townships, as well as to the Otsego County Planning Commission on November 22, 2005 for review and comment. No comments were received from any of the adjacent townships or from the two counties.

Public Hearing

A public hearing on the proposed Master Plan, including the Recreation Plan, for Otsego Lake Township as required by the Township Planning Act, Act 168 of 1959 as amended, was held on May 4, 2006. Section Nine of the Act requires that two notices of public hearing be given, the first to be published 20-30 days prior to the public hearing, and the second to be published not more than eight days prior to the public hearing. Notice of the public hearing was published in the Gaylord Herald Times on April 8, 2006 and April 26, 2006. A copy of the public hearing notice is reproduced at the end of this chapter. During the review period, the draft plan was available for review on the Township's website, at the Otsego Public Library, or by contacting the Otsego Lake Township Clerk.

The purpose of the public hearing was to present the proposed Master Plan to accept comments from the public. In addition to the Planning Commission members, all Township Board Members were present, and seven residents and/or business owners of the township attended the public hearing.

The public hearing began with a brief explanation of the planning process. Plan development included several Planning Commission workshop meetings, and input from the Township Board. During the hearing, maps of existing land use, color coded resource, and proposed future land use recommendations were presented.

Plan Adoption

At the close of the public hearing on May 4, 2006, the Planning Commission formally adopted the Otsego Lake Township Master Plan, including all the associated maps.

Per the Township Planning Act (PA 168 of 1959, as amended), in October 2005, the Township Board asserted the right to approve or reject the plan. The Township Board formally adopted the plan on May 18, 2006.

Legal Transmittals

Michigan planning law requires that the adopted Master Plan be transmitted to the Township Board, as well as to the adjacent Townships and the County Planning Commission. Copies of these transmittal letters appear at the end of this chapter.

Plan Implementation

A Master Plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A Master Plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services.

According to the Township Zoning Act, comprehensive planning is the legal basis for the development of a zoning ordinance. Section Three of the Act states: "The zoning ordinance shall be based on a plan designed to promote the public health, safety and general welfare; to encourage the use of lands in accordance with their character and adaptability, and to limit the improper use of land; to conserve natural resources and energy; to meet the needs of the state's residents for food, fiber, and other natural resources, places to reside, recreation, industry, trade, service, and other uses of land; to insure that use of the land shall be situated in appropriate locations and relationships; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion of the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

Zoning

The Zoning Ordinance is the most important tool for implementing the Master Plan. Zoning is the authority to regulate private use of land by creating land use zones and applying development standards in various zoning districts. Otsego Lake Township is covered by the Otsego County Zoning Ordinance regulating land use activities. The current Otsego County Zoning Ordinance was adopted in 2003. The Otsego County Zoning Ordinance pertaining to Otsego Lake Township should now be reviewed to ensure the Ordinance is consistent with the goals and the Future Land Use Plan presented in this Master Plan. Otsego Lake Township wishes to work with the County Planning Department to ensure that the County Zoning Ordinance is consistent with the Township's vision for the future by directing future commercial growth to the I-75 interchange and the "downtown" commercial area, to minimize commercial sprawl in the Township. Additionally, Otsego Lake Township intends to work with the county to pursue a new zoning district to provide increased protection of large state owned properties in the event that such parcels are sold.

Grants and Capital Improvement Plan

The Master Plan and Recreation Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital Improvements Program (CIP) is one tool which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in the implementation of a community's goals defined in the Master Plan.

**Otsego Lake Township
Master Plan including Recreation Plan
Public Hearing – May 4, 2006**

The Otsego Lake Township Planning Commission will hold a Public Hearing on the Master Plan, including the Recreation Plan at 7:00 p.m. Thursday, May 4, 2006, at the Otsego Lake Township Hall, 10584 S Old 27 in Waters. All interested Parties are invited to attend the hearing and comment on the Plan.

Copies of the Plan are available for review at the Township office, the Otsego County Library in Gaylord or online at www.otsegolaketownship.org. Written comments may be submitted in advance to the Otsego Lake Township Planning Commission, P.O. Box 99, Waters, MI 49797, delivered to the Township offices at 10584 S Old 27, or may be submitted at the Public Hearing. For Additional information contact Lorraine Markovich at the Township office (989) 732-6929, ext 3.

**OTSEGO LAKE TOWNSHIP PLANNING COMMISSION
APPROVED MINUTES
May 4, 2006**

John Preniczky, Chairperson, called the meeting to order at 7:00 pm.

The meeting opened with the Pledge of Allegiance to the Flag.

Members Present: Phil Alexander, Erna Backenstose, Tim Baker, Margaret Black, Leonard Fritz, John Preniczky, Randy Stults and Nora Corfis. A quorum was present.

Absent: none

Four members of the public attended the meeting.

Mr. Alexander moved to approve the April 6, 2006 Regular Meeting minutes as corrected. Mr. Baker seconded the motion. Motion passed.

PUBLIC COMMENTS and COMMUNICATIONS:

There were no public comments regarding items not on the agenda.

Chairperson Preniczky reported we received a notice from the Crawford County Planning Commission that they are going to revise the County Master Plan and requested that we advise them of how we wish to receive copies of it. Chairman Preniczky has completed the form and returned it requesting to receive the information by U.S. Mail. He also advised that the Sign Regulation books ordered are available for review by PC members. The Chairperson reminded members of the seminar on June 7, 2006 at the Grayling Holiday Inn reviewing the New Zoning Act and asked members to notify the Township Clerk if they plan to attend.

Public Hearings:

Chairperson Preniczky opened the Otsego Lake Township Master Plan Public Hearing at 7:07 pm.

Mary Campbell, M C Planning & Design, gave an overview of the Draft Master Plan and described the Master Plan as a document to guide the Township where it wants to go and is the document for the basis of zoning. A copy of the summary that was distributed during the hearing is attached to these minutes.

No comments have been received from other governmental units on the plan. No public comments have been received prior to this Public Hearing.

Don Nordeen asked a series of questions related to the planning process and its output. Ms. Campbell and members of the PC responded.

Chairperson Preniczky closed the Public Hearing at 8:03 pm.

Mr. Alexander moved to adopt the Otsego Lake Township Master Plan including the Recreation Plan as the draft was published and presented at the May 4, 2006 Public Hearing. Mr. Fritz seconded the motion.

The motion passed. The Plan will now be presented to the Otsego Lake Township board for final approval.

Other Business:

Otsego County Planning Commission Activities

The Lindroth case in Michawye' was approved for expansion of the PUD. (as recommended by the OL Twp PC?)

Ordinances

Work continued on the Otsego Lake Township Billboard Regulation Ordination draft.

Planning Commission Reports at Township Board Meetings

May 18, 2008 – Stults

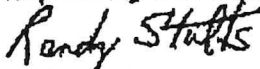
June 15, 2006 – Black

Other Items

The next Planning Commission meeting is June 1, 2008 at 7:00 pm, at the Otsego Township Hall.

Chairperson Preniczky adjourned the meeting at 9:54 pm.

Respectfully submitted,



Randy Stults
Secretary

**OTSEGO LAKE TOWNSHIP
MINUTES, MAY 18, 2006**

Meeting called to order by Supervisor Wagar at 7:00 p.m. with the Pledge of Allegiance. All board members present plus seven audience members including the new Otsego County Administrator John Burt, and Mr. Goosen and Mr. Olsen of OMM Engineering. A motion was made by Brown to accept the minutes of last meeting with a change to the beginning balance for the general fund from \$899,068.72 to \$899,499.40 for the treasurer's report. Seconded by Baker, motion carried.

TREASURERS REPORT

GENERAL FUND

Beginning Balance	\$899,499.40
Receipts	5,626.00
Disbursements	18,595.07
Ending Balance	\$886,530.33

TRASH FUND

Beginning Balance	\$134,035.11
Receipts	477.55
Disbursements	13,965.53
Ending Balance	\$120,547.13

FIRE FUND

Beginning Balance	\$179,155.06
Receipts	839.28
Disbursements	27,643.43
Ending Balance	\$156,075.04

A motion was made by Baker and seconded by Brown to accept the treasurer's report as presented.

FIRE DEPARTMENT REPORT

Report presented by Chief Shelly. Three members completed the FF1 class and two the MFR class. Elections of officers were held at the fire hall. New officers were J. Shelly, Chief; Asst Chief, Doug Pung; Captains, R. Falkenhagen and H. Sewell; Lieutenant, D. Wilcox, Dept Secretary, R. Tucker and Chiefs Secretary H. Sewell. A motion was made by Brown and seconded by Baker to accept the slate of officers for the fire department. Motion carried. A motion was made by Brown to approve a car wash and garage sale on May 27th at the fire hall. Seconded by Baker, motion carried. A motion was made by Brown and seconded by Whyte to allow Chief Shelly to apply for a DNR grant for Wild land turnout gear.

A motion was made by Brown to pay bills for the General Fund in the amount of \$21,248.31, Fire Fund \$4,166.31, Constable \$193.73 and Trash Fund of \$13,965.53. Seconded by Baker, motion carried.

A presentation on sewer and septic systems was given by Mr. Goosen and Mr. Olson of OMM Engineering out of Grand Rapids.

PLANNING COMMISSION REPORT

Planning Commission report presented by member Stults. A public hearing for the Otsego Lake Township Master Plan was held on May 4, 2006. An overview of the Draft Master Plan was presented by Mary Campbell of MC Planning & Design. The Planning Commission moved to adopt the draft of the Otsego Lake Township Master Plan and Recreation Plan as published. The Otsego Lake Township Board discussed the draft of the Master Plan and a motion was made by Baker to accept the draft of the Master Plan and Recreation Plan as presented by the Planning Commission. Seconded by Brown, motion carried. The planning commission is close to a first review of the Billboard Ordinance.

Wagar has been working with Feliccia on four small Welcome to Otsego Lake Township and signs which will be placed at the entrances to the township and a large Welcome to Waters sign that will be placed at the Old 27 South and Marlette Road location. The cost of this sign will be shared with the Waters Business Group. The initial cost for this sign will be paid for by the township. The business group will reimburse the township annually at least \$500.00 for their share of the sign. Wagar will work with Feliccia and Doss on finalizing this project. A motion was made by Baker to contract with the Downtown Business Group to share an estimated cost of \$5,000.00 for the Welcome to Waters Sign to repay the township \$500 per year, and for the township to pay for the four small Welcome to Otsego Lake Township signs. Seconded by Brown, motion carried.

Mr. Johnson of Wade Trim updated the board on the Waters Enhancement project. Most of the work should be completed by the beginning of July. The street lights should be arriving by the end of August or early September and will be installed at that time.

TRUSTEES REPORT

Brown reported on the Spring District meeting she attended at Shanty Creek. Very informative especially the session that covered township liability.

CONSTABLE REPORT

Everything checked out during monthly inspections. Board reviewed reports.

COUNTY COMMISSIONER REPORT

Commissioner Backenstose was unable to attend tonight but has been working to get the millage roll back for the county on the ballot for the November election. Administrator Burt reported on the proposed jail millage. He recently toured the jail and feels that there is a definite need for new building. Conditions are not good and it is too small to handle

the current jail population. Baker feels there is support for a new building but feels that the proposed location is a problem.

COMMENTS FOR THE GOOD OF THE TOWNSHIP

Township resident Rebel would like to see something done about the abandoned building that used to house the Trading Post. At present we have no authority over this matter as the building has been bought from what used to be 1st National Bank by a mortgage company. If the township had its own nuisance ordinance we would have some say in the matter. Also inquired about the maintenance of the new sidewalks in the winter and trash cans and benches that will be installed as part of the streetscape. Sidewalks will not be cleared of snow in the winter. Trash cans will be emptied and garbage brought to the hall for collection. Also need to install some trash cans at the park.

Whyte reported on some issues brought up at the district meetings. One of the items is cable franchising. MTA has forwarded a copy of a resolution that they would like townships adopt to adopt. Also reported on a movement by a group called SOS which stands for Stop Over Spending. If this were to make it on the ballot and passed by electors it would require that all special assessments would have to go before the voters before being approved. This would include our trash assessment and fire department assessment. If passed it would make it difficult for townships to conduct business.

Meeting adjourned at 8:15 p.m. Next regular meeting will be June 15, 2006 at 7:00 p.m.

Copy of transmittal of adopted plan to adjacent Townships and Counties

M. C. Planning & Design

Community Planning Site Planning Landscape Architecture

Letter of Transmittal

If transmitted items are not as noted, notify writer immediately.

To: Adjacent Townships and Counties

Date: August 3, 2006

Attn: Clerks and Planning Commission Chairs

Transmitted By: Regular Mail Overnight Delivery

Hand Delivered

RE: Otsego Lake Township Master Plan

Picked Up By:

Other:

We are transmitting 1 copy(s) of the following:

<input type="checkbox"/> Certification for Payment No.	<input type="checkbox"/> Discs	<input type="checkbox"/> Prints	<input type="checkbox"/> Specs.
<input type="checkbox"/> Change Order No.	<input type="checkbox"/> Drawings	<input type="checkbox"/> Product Literature	<input type="checkbox"/> Tracings
<input type="checkbox"/> Construction Change Req. No.	<input type="checkbox"/> Field Measure Plans	<input type="checkbox"/> Samples	<input type="checkbox"/> Work Orders No.
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Plans	<input type="checkbox"/> Shop Drawings	_____

Other: Adopted Master Plan for Otsego Lake Township

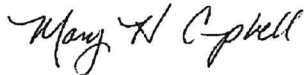
For your: Action As Requested Information Review/Comment Use
 Approval Distribution Records /Files Signature

Remarks: As per the revisions in the state planning statutes, I am transmitting the adopted plan to you on behalf of the Otsego Lake Township Planning Commission. Please forward (if necessary) this plan to the current Planning Commission Chair. If you have any questions please call me at (231) 487-0745

Thank you for your attention to this matter.

Job No. OLT

By:



Mary H. Campbell, ASLA, AICP

John Prenczky, PC Chair
Lorraine Markovich, Clerk
Randy Stults, PC Recording Secretary

504 Liberty Street Petoskey, MI 49770
Phone: (231) 487-0745 Fax (231) 487-0746 E-mail: mcampbell@mcplanningdesign.com

**OTSEGO LAKE TOWNSHIP
Master Plan Public Hearing
December 8, 2016**

The Otsego Lake Township Planning Commission will hold a Public Hearing on the Otsego Lake Township Master Plan at 7:00 pm Thursday December 8, 2016, at the Otsego Lake Township Hall, 10584 S Old 27 in Waters. All interested Parties are invited to attend the hearing and comment on the Plan.

Copies of the Plan are available at the Township office, the Otsego County Library in Gaylord, or online at

<http://cms5.revize.com/revize/otsegolake/2016%20Otsego%20Lake%20Township%20DRAFT%20Master%20Plan%201000.pdf>

Written comments may be submitted in advance to the Otsego Lake Township Planning Commission, P.O. Box. 99, Waters, MI 49797, delivered to the Township Offices at 10584 S Old 27, or may be submitted at the Public Hearing. For additional information contact Lorraine Markovich at the Township office (989) 732-6929, ext 3.

**Public Hearing and Planning Commission recommendation for adoption minutes for 2016
Master Plan**

**OTSEGO LAKE TOWNSHIP PLANNING COMMISSION
APPROVED MINUTES
DECEMBER 8, 2016**

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, Susan LaVanway, Leo Sensabaugh, Madonna Sussex, and Jack Udebrock.

Members absent: Janice Annis, and Gary Johnson

A quorum was present.

Audience members: Randy Stults, Margaret Black and Lorraine Markovich

After roll call the Pledge of Allegiance was said.

Persons Requested by the Commission to Attend the Meeting:

Mr. Randy Stults was requested by the Commission to be in attendance to provide a presentation to the public on the Otsego Lake Township Master Plan update.

Public Hearing:

Chairperson Udebrock opened the public hearing for the Otsego Lake Township Master Plan 2016 update at 7:02 pm. No written comments were received from the notice group or members of the public. Mr. Randy Stults gave an introduction and overview outlining factors that caused the Commission to undertake the update of the 2006 master plan. They included the inclusion of the 2010 Census data into the charts and graphs to reflect the changes in the township and the Highway Interchange Zoning District which had been adopted.

The meeting was opened to public comment. As there was none, Chairperson Udebrock closed the hearing at 7:08 pm.

The Otsego Lake Township Planning Commission Resolution to Adopt Master Plan Update 2016 was made and read by Secretary Nora Corfis. A second was offered by Chairperson Udebrock. A roll call vote was taken:

Yeas: Susan LaVanway, Nora Corfis, Madonna Sussex, Leo Sensabaugh, and Jack Udebrock

Nays: none

Absent: Janice Annis and Gary Johnson

The resolution was passed, 5 yeas, no nays, two absent.

Susan LaVanway moved Randy Stults attend the Otsego Lake Township Board meeting on December 15, 2016 to present the Master Plan update for adoption by the Board. Leo Sensabaugh supported the motion which passed unanimously by a voice vote.

Approval of Minutes:

Chairperson Udebrock asked for approval of the Otsego Lake Township Planning Commission Minutes dated October 6, 2016. Susan LaVanway moved to accept the minutes as printed. Leo Sensabaugh supported the motion which passed unanimously by a voice vote.

Housekeeping Business:

The next meeting of the Otsego Lake Township Planning Commission will be January 5, 2017 at 7:00 pm at the Otsego Lake Township Hall.

Unfinished Business and Reports:

There was no unfinished business.

New Business:

Expiring Terms of Planning Commission Members

The appointments of Jack Udebrock and Leo Sensabaugh expire December 31, 2016. Madonna Sussex moved to recommend to the Township Board reappointment of Jack Udebrock and Leo Sensabaugh to three-year terms running from January 1, 2017 through December 31, 2019. Nora Corfis supported the motion which passed unanimously by a voice vote.

Election of Planning Commission Officers

Chairperson Jack Udebrock opened the meeting for election of officers.

Susan LaVanway moved to nominate Jack Udebrock to serve as Chairperson of the Otsego Lake Township Planning Commission for the year 2017. Leo Sensabaugh supported the motion which passed unanimously by a voice vote.

Chairperson Udebrock moved to nominate Madonna Sussex to serve as Vice-Chairperson of the Otsego Lake Township Planning Commission for the year 2017. Nora Corfis supported the motion which passed unanimously by a voice vote.

Leo Sensabaugh moved to nominate Nora Corfis to serve as Secretary of the Otsego Lake Township Planning Commission for the year 2017. Susan LaVanway supported the motion which passed unanimously by a voice vote.

Chairperson Udebrock closed the election of officers.

2017 Meeting Schedule Review

Leo Sensabaugh moved the proposed Otsego Lake Township Planning Commission 2017 Meeting Schedule be adopted and posted on the Public Notice Board at the Township Hall and on the Township website when available. Nora Corfis supported the motion which passed unanimously by a voice vote. A copy of the Schedule is attached as part of these minutes.

Motion to Adopt 2017 Rules of Operation

Leo Sensabaugh moved to accept the Rules of Operation used in 2010 as the Rules of Operation for 2017. They are identified as follows:

Otsego Lake Township Planning Commission Rules for Conducting Meetings and Special Meetings, dated January 2010,

Otsego Lake Township Planning Commission Rules for Conducting Public Hearings required by the Applicant, dated January 2010,

Otsego Lake Township Planning Commission Rules for Conducting Public Hearings required by the Planning Commission, dated January 2010,

And a copy of the rules be attached to and made part of the minutes of this meeting.

Jack Udebrock supported the motion which passed unanimously by a voice vote.

2016 Annual Report

Leo Sensabaugh moved to accept the "2016 Annual Report of the Otsego Lake

Township Planning Commission to the Otsego Lake Township Board” as revised, and it be sent to the Otsego Lake Township Board. Madonna Sussex supported the motion which passed unanimously by a voice vote.

Budget Recommendations for 2017

Projected expenditures were discussed. Leo Sensabaugh moved to recommend to the Otsego Lake Township Board a proposed budget for the year 2017-2018, broken down as follows:

Account Number	Account Description	Recommended 4-1-2017 thru 3-31-2018
702	Salaries	\$6,000
727	Office Supplies	\$500
957	Educational	\$1,500
801	Professional (consultant & Legal)	\$3,000
	TOTAL	\$11,000

Madonna Sussex supported the motion which passed unanimously by a voice vote.

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

Chairperson Udebrock brought to the attention of the Commission the new additions to the County Zoning Ordinance, Article 2 Construction of Language and Definitions, Article 14 Highway Interchange Commercial District and Article 15 MUZ Multiple Use Zoning District. Ms. Sussex reviewed the documents and discussed grammatical errors that were present. Ms. Corfis will bring these errors to the attention of the County.

The Commission discussed viewing the on demand MTA webinars on planning and zoning. Members will review the MTA website and recommend selections.

Public 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:

Nora Corfis reported on Otsego County Planning Commission activities. A special use permit was granted to Sunbelt Motors on Winifred Ave to operate a detailing/small engine repair garage with outside sales located in Livingston Township in a B2 district. A permit for a 128 foot personal wireless tower by Cherry Capital was granted to Fleming Shaff Acres in Elmira Township in an AR district. The County has formed a committee to review and make changes to the Sign Ordinance in light of recent Supreme Court decisions impacting regulation of signage.

As there was no further discussion, Chairperson Udebrock adjourned the meeting at 8:15 pm.

Respectfully submitted,
Nora Corfis
Secretary

2016 Township Board adoption minutes & resolution

OTSEGO LAKE TOWNSHIP MINUTES December 15, 2016

Meeting called to order by Supervisor Wagar at 7:00 p.m. with Pledge of Allegiance. Treasurer Brown was represented by Deputy Treasurer Cotant. All other board members present and six audience members.

Clerk's Report

A motion was made by Johnson to approve the minutes of the November meeting. Seconded by M. Brown, motion carried. A motion was made by Johnson to pay bills for the General Fund in the amount of \$15,378.57, Fire Fund \$4929.91, Trash Fund \$15,957.76. Seconded by M. Brown, motion carried.

Treasurer's Report for Month ending November 30, 2016

GENERAL FUND		FIRE FUND	
Beginning Balance	515,021.93	Beginning Balance	263,048.72
Receipts	39,031.24	Receipts	58.34
Disbursements	81,961.94	Disbursements	3,636.23
Ending Balance	472,091.13	Ending Balance	259,470.83
TAX ACCOUNT		TRASH FUND	
Beginning Balance	7,731.66	Beginning Balance	55,893.31
Receipts	7,929.91	Receipts	1.83
Disbursements	11,080.98	Disbursements	15,958.76
Ending Balance	4,580.59	Ending Balance	39,934.55

Motion made by (M. Brown)G Johnson to approve the Treasurer's report as presented. Seconded by (Johnson)M. Brown, motion carried.

Fire Department Report

Fire Chief absent. Discussion on Credit Card need for Fire Department. Chief to be only signer on card. Fire Liaison, M. Brown, agreed to adjust the current township policy to meet the needs of the Fire Department, mostly to limit the usage amount.

Clerk Black told about visit with Michigan State Police Dispatch Director, Jackie Haag, concerning call-out procedures in county. Noted Director Haag's willingness to come to township meeting to explain call-out policy and procedures at 911 dispatch.

CONSTABLE REPORT

Everything checked out during the monthly inspection of liquor establishments. Reports reviewed by Board. No complaints this month.

TRUSTEE REPORTs

Johnson brought up the Passenheim sidewalk railroad crossing. Discussion. M. Brown had no report

PLANNING COMMITTEE

Motion made by Black to appoint Jack Udebrock and Leo Sensabaugh to a three year term from January 1, 2017 through December 31, 2019. Second by Johnson, motion carried.

Master Plan Update Resolution read by Clerk Black. Resolution made by Johnson, second by M. Brown, carried by roll call vote. Board is to look at time spent on update hours by Randy Stults and Nora Corfis and consider additional remuneration.

COMMITTEE LIAISONS

Motion made by Johnson to accept Black as liaison to Cemetery Committee. Second by M. Brown, motion carried.

Motion made by Black to accept Johnson as liaison to Planning Committee. Second by M. Brown, motion carried.

PARKS AND RECREATION COMMITTEE

Discussion on future needs. No meeting in this month by committee.

OLD BUSINESS

Deputy Treasurer noted flags at DAV Memorial need replacement. Stated she would call Ron Lebordias concerning them.

NEW BUSINESS

Motion by Wagar to accept agreement between Otsego County, Bagley Township and Otsego Lake Township concerning the Iron Belle Trail. Discussion. Second M. Brown, motion carried.

COMMENTS FROM COMMUNITY MEMBERS

Christmas lights are out at some poles.

Further discussion on Iron Belle Trail. Open meeting at Bagley Township on January 4, 2017 concerning same.

ADJOURNMENT

Supervisor Wagar adjourned the meeting at 7:45 pm.

Respectfully Submitted,

Margaret Black, Clerk

**OTSEGO LAKE TOWNSHIP PLANNING COMMISSION RESOLUTION
TO ADOPT MASTER PLAN UPDATE 2016**

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorized the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared a proposed updated Master Plan and Future Land Use Map and submitted the plan to the Township Board for review; and comment; and

WHEREAS, on October 20, 2016 the Otsego Lake Township Board received and reviewed the proposed Master Plan update prepared by the Planning Commission and authorized distribution of the Master Plan update to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on December 8, 2016 to consider public comment on the proposed Master Plan update and to further comment on the proposed Master Plan update; and

WHEREAS, the Planning Commission finds that the proposed Master Plan update is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of the 2016 Master Plan update.** The Planning Commission hereby approves the proposed 2016 Master Plan update, including all of the chapters, figures, and tables, and the Future Land Use Map as revised, contained therein.
2. **Distribution to Township Board and Notice Group.** Pursuant to MCL 125.3843, the Township Board has asserted by resolution its right to approve or reject the proposed Master Plan, and therefore, the Planning Commission recommends that the Township Board approve the Master Plan update as presented and approve the distribution of the adopted plan to the Notice Group.
3. **Finding of Fact.** The Planning Commission has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, input received from the public hearing, and finds that the Master Plan update will accurately reflect and implement the Township's goals, and strategies for the use, preservation, and development of lands in Otsego Lake Township.

The foregoing resolution was made at the Otsego Lake Township Board meeting on December 15, 2016 by Gary Johnson
Second offered by: Mary Brown

Yeas: Gary Johnson, Margaret Black, Mary Brown, Tim Wagar

Nays: None

Absent: Jerry Brown

Copy of transmittal of adopted 2016 Master Plan to adjacent Township and Counties

LETTER OF TRANSMITTAL

Otsego Lake Township

P.O. Box 99
Waters, Michigan 49797

Date: April 6, 2017

To: Adjacent Townships and Counties

Attn: Clerks and Planning Commission Chairs

As required by state law, for your records I am transmitting a link, on the enclosed card, to an electronic copy of the adopted plan of the Otsego Lake Township Master Plan Review 2016 adopted by the Otsego Lake Township Board on December 15, 2016. If you have any questions contact the Township Clerk at (989) 732-6929.

Thank you for your attention to this matter.

Otsego Lake Township Planning Commission ,



Nora Corfis
Secretary

Enclosure (1)

