

Otsego County Planning Commission

Approved Minutes for February 1, 2021

Call to Order: 6:00pm by Chairperson Hartmann

Pledge of Allegiance

Meeting held remotely.

Roll Call:

Present: Mr. Hartmann, Mr. Maxwell, Mr. Caverson, Mr. Brown, Mr. Scott, Mr. Sanders

Present Remotely: Mrs. Jarecki, Mr. Hilgendorf, Mr. Marlette, Ms. Corfis

Absent: Mr. Bauman

Staff Present: Ms. Boyak-Wohlfeil, Mr. Churches - *by remote*

Public Present: Paul Eckert, Ultimate Whitetails owner/applicant, Stanley Kwapis, neighboring property owner

Public Present Remotely: Randy Kwapis, Haley Kwapis, Mr. Bzura, neighboring property owners

Approval of minutes from: December 21, 2020

Chairperson Hartmann requested discussion on the minutes.

Motion made by Mr. Brown to approve minutes as presented; Seconded by Mr. Maxwell

Motion approved unanimously.

Consent Agenda: None

Other:

Dave Drews, Northern Michigan Engineering Inc – *removed from agenda*

Public participation for items not on the agenda: None

Public Hearing:

- PZSU20-004** – Ultimate Whitetails LLC, property owner, Paul Eckert, representative/applicant, is requesting a Special Use Permit for properties located in Charlton Township at 5353 Douglas Lake Rd Johannesburg, MI 49751. The proposed use of the properties is for the expansion of a game preserve. The property is currently zoned FR/Forestry Recreation and the use is a permitted use subject to special conditions in the FR District.

Parcel identification numbers:

021-033-100-015-01

5353 Douglas Lake Rd

Johannesburg, MI 49751

Legal Description:

PARCEL A: COMM AT THE NW COR OF SEC, TH S 00°41MIN02SEC E ALG THE W LN OF SEC AND THE CENTERLINE OF DOUGLAS LK RD 1636.30FT TO POB; TH S 87°59MIN13SEC E 2211.00FT, TH S 00°32MIN03SEC E 981.02FT TO THE E-W 1/4 LN OF SEC, TH S 88°00MIN13SEC E 1754.48FT, TH S 00°17MIN09SEC E 1307.72FT, TH N 87°55MIN32SEC W 1317.91FT, TH N 87°55MIN33SEC W 1318.54FT, TH N 00°30MIN47SEC W 1304.35FT, TH N 00°32MIN03SEC W 654.18FT, TH N 87°59MIN33SEC W 1323.13FT, TH N 00°41MIN02SEC W 327.26FT TO POB. CONT. 108.94 ACRES M/L SEC 33, T30N R1W 2006 SPLIT FROM 021-033-100-015-00

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021-033-100-015-02

Douglas Lake Rd
Johannesburg, MI 49751

Legal Description:

PARCEL B: COMM AT THE NW COR OF SEC 33, TH S 00°41MIN02SEC E 1309.04FT TO POB; TH S 87°58MIN53SEC E 2649.70FT, TH S 88°02MIN41SEC E 1322.29FT, TH S 00°17MIN09SEC E 1308.57FT, TH N 88°00MIN13SEC W 1754.48FT, TH N 00°32MIN03SEC W 981.02FT, TH N 87°59MIN13SEC W 2211.00FT, TH N 00°41MIN02SEC W 327.26FT TO POB. CONT 69.32 ACRES M/L SEC 33, T30N R1W 2006 SPLIT FROM 021-033-100-015-00

Chairperson Hartmann stated the case before the Commission, opened the public hearing and introduced the applicant.

Public hearing opened: 6:03pm

Paul Eckert, owner/applicant of Ultimate Whitetails LLC, stated the purchase of the property was contingent on the use. He had applied with the State as he did previously and the DNR had to determine that all the deer and elk had been removed from the property. Snow cover was required for this approval and that is why he went ahead and installed the fencing. He explained the property would be stocked with his own agricultural herd to be used next winter. He was unaware a special use permit was required until contacted by Mr. Churches who explained the process. He explained to Mr. Churches the fencing was essential for the State's approval and was told if he continued, he may have to remove the fence at his own expense. He apologized to the Commission stating he would have sought approval prior to installing the fence had he known a special use permit was required. There were some concerns at the previous township meeting with the fencing, and road usage but mostly concerns with the deer movement in neighboring fields. He stated the fencing was quite a distance from neighboring houses and he had videos showing there were still deer tracks in their fields; the deer find a way regardless. He stated they were looking to expand for safety reasons; larger groups were showing interest and he felt the two hundred eighty (280) acres were not enough to accommodate them safely. The lodge was set up to accommodate twelve (12) hunters.

Chairperson Hartmann stated they would be going from two hundred eighty (280) acres to four hundred sixty (460); he questioned the safety issue for twelve (12) hunters and the number of animals on the property

Mr. Eckert stated the hunters needed to be spread out to safely hunt with rifles and the four hundred sixty (460) acres would allow for that without encroaching; they typically had about one hundred fifty (150) deer on the current property during hunting season and would increase that number to approximately two hundred twenty (220) with the additional facility. They had no more than a dozen elk at one time.

Chairperson Hartmann requested comment from Mr. Brown, Charlton Township representative.

Mr. Brown stated Charlton Township had heard the case and the biggest concern was the fenced area; it blocked the state land to the south from Dagon Rd to Douglas Lake Rd. They understood these concerns but Mr. Eckert also had the right to use his property even if it went from road to road.

Mr. Eckert stated the property was still a half mile from Dagon Rd, there were others properties east of his.

Mr. Brown thanked him for the clarification stating that was a contention at the township meeting.

Stanley Kwapis, neighboring property owner *of another facility*, stated he used the state property west of Dagon Rd for hunting.

Mr. Brown stated Mr. Eckert attended Charlton's meeting along with some of the Kwapis family members. The Kwapis family had settled in the area back in the 1920's and have remained there since. Randy Kwapis had also sent Charlton Township a letter addressing his objections and concerns but had not referred to the misrepresentation on Mr. Eckert's application to the State of the property being

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zoned residential. The Township had discussed the matter and read through Section 19 finding the criteria as being met. They did not feel they could deny the use just because the deer would have to find another route to travel.

Mr. Eckert stated the residential zoning must have been checked accidentally; he knew the property was not zoned residential and would never have done it on purpose.

Stanley Kwapis stated he hunted his family property north of Mr. Eckert's for years and the deer typically traveled from the north to the south. As the surrounding properties began building homes, the deer stopped coming through. He did not feel he could object to their right to build just because it affected his hunting prospects. The family property was sold off and the current owner clear cut the land; it was now a big open field. There are many houses built along Fairgrieve Rd; he now hunts on state land down by Dagon Rd. During hunting season there are still a lot of deer on the property.

Chairperson Hartmann questioned if Mr. Kwapis had an objection to Mr. Eckert's expansion.

Mr. Kwapis stated he did not object but did understand if Randy had a safety concern. He had the same concern but now understood that the hunters on the preserve do not hunt out by the road; they are strategically located on the preserve to protect the surrounding properties as well as each other from harm.

Mr. Maxwell questioned why Mr. Eckert continued building the fence knowing a permit was required; the letter from the DNR stated the construction should not begin until local approval had been obtained. He struggled with the fact that Mr. Eckert moved forward with the fence knowing he did not have local approval.

Mr. Eckert stated he had already applied to the state prior to installation. The local approval referred to the fencing requirements and he thought they had been met until it was pointed out a game preserve required a special use permit for a ten-foot (10') fence. He stated there were different levels of agricultural use and a permit was not required.

Chairperson Hartmann requested comment from Land Use.

Mr. Churches stated he had received a call from Mr. Kwapis concerning a ten-foot (10') fence being installed; he reached out to Mr. Eckert and explained to him a game preserve required a special use permit in the FR Zoning District. Mr. Eckert stated he was not aware of this and was very remorseful; he applied for the special use shortly after. He was told to cease and desist and an enforcement letter was sent. It was understood that if the special use was denied, the fencing would have to be removed at his expense. Mr. Churches continued saying Mr. Eckert was trying to explain that deer could be raised as an agricultural use as livestock and would be considered a use by right in the FR Zoning District. This would fall under the Right to Farm Act and an agricultural exemption could be applied for to exempt the fence from the permitting process but because the deer would be harvested from the property, the use was classified as a game preserve.

Ms. Corfis questioned the definition of a game preserve in the Zoning Ordinance.

Mr. Churches stated game preserve was not defined in the Ordinance so his interpretation was as stated, the raising of deer would be classified as an agricultural use, which was how the state classified it and would be a use by right per Section 8.1.4 Farms and agricultural operations of all kinds, including temporary agricultural roadside stands etc. but the harvesting of deer would be classified as a game preserve or a permitted use subject to special conditions per Section 8.2.6.

Ms. Corfis stated she had safety concerns as well as concerns for the deer movement and questioned if the fencing could be pulled back further from Douglas Lake Rd to allow the deer to pass through.

Chairperson Hartmann stated the distance from the road to the fence had been measured at twenty-nine feet (29') which met the required setback of twenty-five feet (25').

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Mr. Marlette questioned how the animals were being harvested; if they were hunted on the property or harvested and sold and if a valid deer license was needed.

Mr. Eckert stated it was a 'paid to hunt' and the hunters take the animal with them to process. A license was not required; they provided kill tags issued through the state to tag the animals prior to leaving the property. The heads are tested for CWD and TB as required by the Department of Agriculture.

Mr. Marlette questioned if the animals were tested otherwise.

Mr. Eckert stated they were not but any animals brought in had to come from an approved facility that performed live testing for TB. They were however required to test all deer over the age of six (6) months that dies on the property for CWD. The full program was overseen by the Department of Agriculture except for the fencing, that was overseen by the DNR.

Mr. Marlette stated he was aware of an operation in Wisconsin that had contracted CWD and when a storm damaged the fence, the herd escaped. Five (5) counties were affected and the DNR had to go in and get rid of all the deer; deer season was ruined for two (2) years. He questioned how Mr. Eckert knew the herd wasn't harboring the disease before they were harvested.

Mr. Eckert stated his animals came from his farm in Gaylord; he's been raising white-tail deer for seventeen (17) years and his herd tested one hundred percent (100%) negative for any disease. He has one of the top facilities with over five hundred (500) head and that is what feeds this program. The health of his herd is very important and he would not risk buying elsewhere; fence regulation inspections were required once a week, they inspect twice a day sometimes three times in windy conditions.

Mr. Caverson stated there is an existing facility and fence and it will remain regardless of the current case. They should concentrate on the discussion of allowing the additional fence.

Mr. Bzura, neighboring property owner, stated he had property on Fairgrieve Rd next to the preserve and he was disappointed that another fence was going in to the south. He planted trees, had food plots and was happy with the current deer movement. He felt the additional fence would interfere with that. He also had complaints about noise, UTV usage and a dead deer.

Mr. Eckert stated he had a large sign posted with his cell phone number for anyone with concerns or complaints. Mr. Kwapis had called him and told him about the deer and it was taken care of that day.

Mr. Scott questioned when the construction of the fence began.

Mr. Eckert stated they closed on the property the beginning of December, he had the property surveyed and road right-of-way cleared. They were in the grading stage when he was contacted by Mr. Churches concerning the special use permit. He was unsure of the process timeframe so they installed the posts prior to the ground being frozen. Mr. Churches contacted him again to inform him Charlton Township had canceled their meeting for January so in light of that information, they installed the fencing. He was concerned about the state being able to determine the property was clear of all animals and strung the fence around the 21st of December.

Mr. Scott stated the DNR's letter advised against fence construction or possession of Cervidae species until written authorization was received.

Mr. Eckert stated he was not aware of a problem until he received the rescind from the State awaiting local zoning approval.

Mr. Churches stated the packet included a letter from the State of Michigan for local zoning approval; the letter was addressed to Charlton Township and it was approved at Charlton Township. Otsego County is one of three (3) counties in the state with county-wide zoning so typically the local zoning approval is at the township level. The County was not officially notified of the facility and we were

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unaware until after the fact so there was some confusion. After talking to the DNR and explaining the situation, they agreed to send future notification to the County for any facilities.

Randy Kwapis, neighboring property owner, stated he had recently submitted a letter to the County. It was his understanding that the State inspects these facilities and if one is placed on property zoned agricultural, the State does not have to notify anyone. It was his contact with the State that brought the zoning issue to the attention of Ryan Soulard, with the DNR. He questioned why notification wasn't sent ten (10) years ago. He had concerns for the deer and elk migration patterns as well as concerns for safety. He felt his, his children and grandchildren's rights were being diminished.

Mr. Eckert stated he had the right to use his land as did his children and grandchildren. He wanted a safe environment for them to hunt.

Stanley Kwapis stated he lives by the Pigeon River and there is a fenced preserve on two (2) sides of his property. He did not like looking at the fence but after talking to the owner he did not have an issue. The property had been listed for sale and he could have bought it as could any of the other neighbors.

Chairperson Hartmann questioned if he had an issue with his property on Fairgrieve Rd.

Mr. Kwapis stated the fence was closer to his property than Randy's but did not have an issue. He still had deer come into his yard; he had more of an issue with his grandmother's property being sold and clear cut.

Mr. Scott stated Mr. Eckert could decide to turn the property into farmland; he could bulldoze everything and it would be a permitted use. The deer movement would change with that use as well.

Mr. Brown concurred.

Chairperson Hartmann requested further public comment, hearing none closed the public hearing.

Public hearing closed: 6:52pm

Advertised Case:

- PZSU20-004** – Ultimate Whitetails LLC, property owner, Paul Eckert, representative/applicant, is requesting a Special Use Permit for properties located in Charlton Township at 5353 Douglas Lake Rd Johannesburg, MI 49751. The proposed use of the properties is for the expansion of a game preserve. The property is currently zoned FR/Forestry Recreation and the use is a permitted use subject to special conditions in the FR District.

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Chairperson Hartmann questioned if Mr. Brown had a change of heart after hearing the concerns from the hearing.

Mr. Brown stated the fact that Mr. Eckert went ahead with the fencing prior to their meeting was discussed and they agreed it wasn't right and he understood all the concerns but his thoughts on the subject had not changed.

Scott Sanders stated he agreed with Mr. Maxwell that Mr. Eckert should not have continued with the installation of the fence but their job was to uphold the Ordinance.

Chairperson Hartmann stated the Exhibit List had been revised to include Randy Kwapis' letter.

Mr. Caverson stated he understood the neighbors' concerns and felt there could be a safety issue with the deer moving closer to Douglas Lake Rd. The Planning Commission could request a greater setback from the road; he suggested the fence be moved back maybe twenty (20) acres allowing the deer movement further away from the road. He understood it meant twenty (20) acres of fence being removed but felt safety was an issue.

Mr. Eckert stated it wasn't just twenty acres of fence, there also was a building on Douglas Lake Rd where his equipment and feed was stored. Semi-trucks delivered bulk feed every twenty (20) or so days through that gate which alleviates the traffic off of Fairgrieve Rd. It would be a nuisance to have to go through two gates to access the property.

Mr. Caverson stated under Section 19 they have to consider if this use will diminish the opportunity of the surrounding properties to be used and developed as zoned. The property is boxed in pushing everything away from it; he was having a hard time with it.

Mr. Brown stated Charlton had considered that as well and had determined times change; properties get built up and move the deer away. People build a house and are allowed to change deer movement but not allowing Mr. Eckert to change anything on his four hundred plus acres didn't seem right. Deer are wild animals and will go where they go. They did not feel this prevented the neighboring property owners from using their property how they wanted; it just stopped the deer from going directly across their property and it may even be beneficial in the long run, the deer may stay around the fence knowing there are deer inside.

Mr. Scott stated one of the letters did say the fenced area funneled the deer and drew them in.

Chairperson Hartmann stated it did change their pattern but not necessarily for the worse.

Ms. Corfis questioned if there was a gate on Douglas Lake Rd.

Chairperson Hartmann stated there was a gate on the road, pictures had been provided at the meeting.

With no further comments from Commissioners, Chairperson Hartmann requested a motion to accept Exhibit 13 Finding of Fact. *SEE ATTACHMENT 1*

Motion made by Mr. Brown to approve Exhibit 13 Finding of Fact as presented; Seconded by Mr. Maxwell.

Motion approved unanimously.

Chairperson Hartmann read aloud Section 19 Permitted Uses Subject to Special Conditions with all items having been met. *SEE ATTACHMENT 2*

With no further input, Chairperson Hartmann requested a motion:

Motion made by Mr. Brown to approve special use permit PZSU20-004, allowing the expansion of the game preserve and the ten foot (10') fencing on parcel numbers 021-033-100-015-01 and 021-033-100-015-02 located in Charlton Township at 5353 Douglas Lake Rd; Seconded by Mr. Sanders.

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Chairperson Hartmann requested a roll call vote:

Mr. Hartmann:	yes
Mrs. Jarecki:	yes
Mr. Maxwell:	no
Mr. Caverson:	no
Mr. Hilgendorf:	no
Mr. Brown:	yes
Mr. Marlette:	no
Mr. Scott:	yes
Mr. Sanders:	yes
Ms. Corfis:	no

Motion tied – No decision

Chairperson Hartmann questioned the process for a tie.

Mr. Churches stated he was unsure and would have to check into the by-laws; a decision would have to be postponed. He questioned if the Commissioners would like any further information from Mr. Eckert. He stated the Commission had to be sure if the request was denied, that the fence actually impeded someone's right to use their property as zoned. It would need to be proven that the fence prohibited a use in the FR Zoning District; the commission needed to be specific.

Ms. Boyak-Wohlfeil stated another motion could be made with possible conditions placed on the special use and put to another vote or the Commission could wait until Land Use looked into the issue further.

After further discussion, members decided to postpone a decision until March's meeting.

Case PZSU20-004 postponed.

Unfinished Commission Business: None

New Business: None

Reports and Commission Member's Comments:

1. Otsego County Parks & Recreation report

Judy Jarecki

Mrs. Jarecki stated the County Park was tentatively scheduled to open on April 28, 2021 and already had \$107,000 in preregistrations for the coming season; the Groen property has had a good number of visitors despite the lack of snow – Headwaters Land Conservancy was considering hosting a snowshoe event in March but may not need snowshoes – Rick Duell, a certified forester, presented the Forest Stewardship plan for the Groen Preserve; the Community Center was still waiting on State approval to open – they were still having issues with the furnace.

2. Land Use Services report

Chris Churches

Mr. Churches stated Dave Drews, Northern Michigan Engineering was partnering with Treetops to do a potential rezone but they were unsure of their best course of action. They would like to meet with a subcommittee to discuss possible plans for the resort's future.

Chairperson Hartmann requested volunteers for the subcommittee.

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Subcommittee members are as follows:

Mr. Hartmann
Mr. Maxwell
Mr. Brown

A meeting date will be set up and members will be notified.

Chairperson Hartmann asked Mr. Churches to share his new endeavor.

Mr. Churches stated he and his wife had recently purchased a business and he would be working at the County only part time. He would be available for questions and would attend meetings but the County had appointed Ms. Boyak-Wohlfeil as Zoning Administrator to handle the majority of the work.

Ms. Boyak-Wohlfeil stated training classes were being held remotely in March for any member interested but it was especially important for newer members to attend.

With nothing further, Chairperson Hartmann adjourned the meeting.

Adjournment: 7:44pm by Chairperson Hartmann

Pete Maxwell; Secretary

Christine Boyak-Wohlfeil; Recording Secretary

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ATTACHMENT 1:

OTSEGO COUNTY PLANNING COMMISSION

PZSU20-004
021-033-100-015-01
021-033-100-015-02
SPECIAL USE PERMIT

GENERAL FINDING OF FACT

1. This is a special use permit proposal for parcels in Charlton Township located at 5323 Douglas Lake Rd Johannesburg, MI 49751. *Exhibit #1, Exhibit #5*
2. The purpose of the special use permit is a game preserve expansion to include the installation of a ten-foot (10') perimeter fence. *Exhibit #1, Exhibit #5*
3. The properties are located in a FR/Forestry Recreation Zoning District. *Exhibit #2*
4. A game preserve is a permitted use subject to special conditions in a FR/Forestry Recreation Zoning District. *Exhibit #3*
5. A special use permit is required for the ten-foot (10') fencing of a game preserve. *Exhibit #3*
6. The current game preserve properties are located at 11775 Fairgrieve Rd Johannesburg, MI 49751. *Exhibit #1, Exhibit #5*
7. The current properties total 280 acres. *Exhibit #4*
8. The proposed properties total 178.26 acres. *Exhibit #4*
9. The current and proposed properties are under the ownership of Ultimate Whitetails LLC. *Exhibit #4*
10. The applicant/owner, Paul Eckert, will represent Ultimate Whitetails LLC. *Exhibit #7*
11. Adjoining properties are zoned FR/Forestry Recreation and AR/Agricultural Resource and backs up to State land. *Exhibit #2*
12. The Public Hearing Notice was published in the Herald Times on January 15, 2021. *Exhibit #8*
13. The requirements of Article 27 of the Otsego County Zoning Ordinance have been met. *Exhibit #9, Exhibit #10*
14. All property owners within three hundred (300') feet were properly notified of the public hearing. *Exhibit #11*
15. The required fees have been collected by Otsego County Land Use Services. *Exhibit #12*
16. Otsego County Land Use Services has reviewed the request and found the documentation submitted in order. *Exhibit #3*
17. The Planning Commission has the authority to approve a special use permit after review per Section 19 of the Otsego County Zoning Ordinance. *Exhibit #3, Exhibit #14*

Exhibit 13

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ATTACHMENT 2:

**OTSEGO COUNTY
PLANNING COMMISSION**

**PZSU20-003
080-031-300-040-04
SPECIAL USE PERMIT**

SPECIFIC FINDING OF FACT

FINDINGS UNDER ARTICLE 19 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS

SECTION 19.7 STANDARDS FOR SPECIAL LAND USE APPROVAL

The Planning Commission shall approve, or approve with conditions, an application for a special land use permit only upon a finding that the proposed special land use complies with all of the following standards:

19.7.1 The property subject to the application is located in a zoning district in which the proposed special land use is allowed.

HAS / HAS NOT BEEN MET

19.7.2 The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the county or the natural environment as a whole.

HAS / HAS NOT BEEN MET

19.7.3 The proposed special land use will not involve uses, activities, processes, materials or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors or the accumulation of scrap material that can be seen from any public highway or seen from any adjoining land owned by another person.

HAS / HAS NOT BEEN MET

19.7.4 The proposed special land use will be designed, constructed, operated and maintained so as not to diminish the opportunity for the surrounding properties to be used and developed as zoned.

HAS / HAS NOT BEEN MET

19.7.5 The proposed special land use will not place demands on fire, police or other public resources in excess of current capacity.

HAS / HAS NOT BEEN MET

19.7.6 The proposed special land use will be adequately served by public or private streets, water and sewer facilities and refuse collection and disposal services.

HAS / HAS NOT BEEN MET

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19.7.7 If the proposed special land use includes more than 15,000 sq. ft. of impervious surface, then the storm water management system employed by the use shall **(i)** preserve the natural drainage characteristics of the site and enhance the aesthetics of the site to the extent possible, **(ii)** employ storm water disposal through evaporation and infiltration when reasonably possible, **(iii)** shall not discharge storm water directly to wetlands or surface waters unless there is no other prudent or reasonably feasible means of discharge, **(iv)** shall not serve to increase the quantity no rate of discharge leaving the property based on twenty-five (25) year storm criteria, **(v)** shall be designed using Best Management Practices identified by the DNR or its successor agency, and **(vi)** shall identify the party responsible for maintenance of the storm water management system.

HAS / HAS NOT BEEN MET

19.7.8 The proposed special land use complies with all specific standards required under this Ordinance applicable to it.

HAS / HAS NOT BEEN MET

SECTION 19.8 CONDITIONS

The Planning Commission may attach reasonable conditions to the approval of a special use permit. These conditions may include those necessary to ensure that public services and facilities affected by a proposed special land use will be capable of accommodating increased service and facility loads caused by the special land use, to protect the natural environment and conserve natural resources and energy, to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Any conditions imposed, however, shall meet all the following requirements.

19.8.1 Be designed to protect natural resources, the health, safety, and welfare and the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed special land use, and the community as a whole.

19.8.2 Be related to the valid exercise of the police power, and purposes which are affected by the proposed special land use.

19.8.3 Be necessary to meet the intent and purpose of the zoning ordinance, be rated to the standards established in the ordinance for the special land use under consideration, and be necessary to insure compliance with those standards.

***Motion made by Mr. Brown to approve special use permit PZSU20-004, allowing the expansion of the game preserve and the ten foot (10') fencing on parcel numbers 021-033-100-015-01 and 021-033-100-015-02 located in Charlton Township at 5353 Douglas Lake Rd; Seconded by Mr. Sanders.

Chairperson Hartmann requested a roll call vote:

Mr. Hartmann:	yes
Mrs. Jarecki:	yes
Mr. Maxwell:	no
Mr. Caverson:	no
Mr. Hilgendorf:	no
Mr. Brown:	yes
Mr. Marlette:	no
Mr. Scott:	yes
Mr. Sanders:	yes
Ms. Corfis:	no

Motion tied – Case PZSU20-004 postponed