

Otsego County Planning Commission

Proposed Minutes for April 19, 2021

Call to Order: 6:00pm by Chairperson Hartmann

Pledge of Allegiance

Meeting held remotely.

Roll Call:

Present: Mr. Hartmann, Mrs. Jarecki, Mr. Maxwell, Mr. Caverson, Mr. Hilgendorf, Mr. Brown, Mr. Marlette, Mr. Scott, Mr. Sanders, Mr. Dipzinski, Ms. Corfis

Absent: –

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

Public Present: None

Approval of minutes from: March 15, 2021

Chairperson Hartmann requested discussion on the minutes; hearing none requested a motion.

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

Motion approved unanimously.

Consent Agenda: None

Other: None

Public participation for items not on the agenda: None

Public Hearing: None

Advertised Case: None

Unfinished Commission Business:

Chairperson Hartmann stated he and Land Use staff had met with a few members from the Otsego Lake Township Planning Commission to discuss their recommendations to Article 18 Lots Near Water.

Otsego Lake Township spent many hours researching and discussing the section at numerous meetings and presented what they felt was important to maintain water quality. Mr. Hartmann stated he would finish going through the recommendations and compare them to the amended section, the Lots Near Water Committee would meet and discuss further. He also requested Otsego Lake Township research the keyholing issue dealing with non-public lakefront access sites.

Ms. Corfis stated they would look into it further and share their findings with the Committee.

New Business:

1. Treetops – Amendment discussion – Possible rezone

Chairperson Hartmann stated the Treetops Committee had met with Dave Drews, Northern Michigan Engineering Inc to discuss some of Treetops future plans for the South Campus, their main resort property. Removing the existing and building a new hotel and restaurant was discussed as well as adding more residential uses. The minimum required parcel size for the FR District and topography of the property made it difficult to do this. They were requesting a rezone from FR to R3; the minimum parcel size in a R3 District was smaller and made this more viable.

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Ms. Boyak-Wohlfeil stated the majority of Treetops plans were listed uses in the R1, R2 and R3 Zoning Districts. They were interested in being rezoned to a R3 Zoning District but a 'resort' was not a permitted use in a R3. The Committee discussed adding the use but narrowing the definition because the use would be allowed in the R3 District anywhere in the County. Mr. Maxwell had volunteered to write a definition to present to the Committee.

Mr. Maxwell stated the definition was in the works and he would submit it as soon as it was complete. Discussion ensued.

Ms. Boyak-Wohlfeil stated all the uses discussed required a special use permit so the Planning Commission could place conditions on any of them. Once the definition was complete, the Committee could meet to discuss before sending it to townships for review.

Chairperson Hartmann stated they would wait for the definition before setting up a meeting date.

Reports and Commission Member's Comments:

1. Otsego County Parks & Recreation report

Judy Jarecki

Mrs. Jarecki stated the Parks & Rec Commission applied for a DNR grant to help cover costs for the campsite improvement project at the County Park with the help of Wade Trim – there was beach erosion near the deluxe cabins at the park, EGLE recommended landscaping be installed for protection against water damage – the Sea Plane Fly-In was scheduled for June 11-13, 2021 at the Otsego Lake County Park – registrations were up; the Community Playgroup at the Community Center is well attended and the basketball league has begun.

2. Land Use Services report

Ms. Boyak-Wohlfeil stated Land Use was extremely busy with building and zoning, enforcements were being inspected, court dates were scheduled and several clean ups would move forward. There were a couple projects in the works and would be brought forward in the next few months – the Wilderness Valley golf course property had been purchased and the owner was planning on operating a resort offering seasonal activities and AT&T, owners of the wireless tower on Treetops property, was looking for property to relocate the tower; their lease expired soon and Treetops did not wish to renew.

Mrs. Jarecki stated an old Indian canoe had been found in the Pigeon River in the fifties. It has been downstate for several years. The canoe is being dated but is thought to be around five hundred (500) years old; Native American tribes are being contacted. If the canoe is not claimed, the Discovery Center will keep it for display.

Mr. Caverson stated signage was installed for the Public Safety Complex; he had also seen opposing signs popping up. The millage was on the May 4th ballot along with two (2) school millage requesting renewals. He was hopeful for a good turn-out.

Mr. Scott stated Dover Township had discussed Treetops at their Board meeting and neighboring property owners did not seem to care what Treetops did as long as it could not be seen from property lines. As long as setbacks were large enough, they had no concerns.

With nothing further, Chairperson Hartmann adjourned the meeting.

Adjournment: 6:40pm by Chairperson Hartmann

Pete Maxwell; Secretary

Christine Boyak-Wohlfeil; Recording Secretary