

**OTSEGO LAKE TOWNSHIP PLANNING COMMISSION
MAY 3, 2007**

Margaret Black, Chairperson, called the meeting to order at 7:00 pm. The meeting opened with the Pledge of Allegiance to the Flag.

Members Present: Tim Baker, Margaret Black, Nora Corfis, Lenorard Fritz, John Preniczky, Randy Stults, Laura Borerema, and Dan Yale. A quorum was present.

Absent: Erma Backenstose

Chairperson Black asked for approval of the Otsego Lake Township Planning Commission minutes dated April 5, 2007. Randy Stults moved to accept the minutes as corrected. Leonard Fritz seconded the motion which passed unanimously by voice vote.

Public Comments and Communications:

There was correspondence and communication regarding the following:

- Otsego Lake Township Trustee Mary Brown wrote the Commission stating she does not support the Otsego Lake Township Fire Charges Ordinance including a charge for house fires but she does support increasing fire charges to \$500.00.
- Otsego County Zoning Administrator Richard Edmonds joined the meeting at 8:25 pm and asked to address the Planning Commission with regards to the Otsego County draft of Multiple Use Zoning.

Public Hearings:

There was no public hearing.

Other Business:

- Otsego County Draft of Town Center Zoning

The Otsego Lake Township Planning Commission reviewed the Elmira Township Draft of "Multiple Use Zoning (MUZ)" which is to be reviewed at the next Otsego County Planning Commission meeting, May 21, 2007. The County asked for our guidance and input on the matter.

While the Otsego Lake Township Master Plan calls for Mixed Use in Waters, Otsego County zoning does not allow residential or higher density housing in business districts. The Ordinance would permit and encourage mixed use as part of the Main Street MUZ and Town Center MUZ concept. Mr. Stults

stated that it would be desirable to have higher density housing in Waters to support and draw business into the area.

The Otsego Lake Township Planning Commission discussed how these concepts are defined and how they could be applied to the Waters area. The Township Planning Commission has some concerns and feels that the Ordinance needs further clarification on some points.

Ms. Black noted that businesses adjacent to the Waters I-75 interchange would tend to provide services that support the freeway and, therefore, could be different than those allowed in the Main Street or Town Center MUZ districts. Mr. Stults stated that when growth occurs, it is likely to happen along an interchange and that we need a long- range plan in place to handle the area.

Mr. Stults will communicate our comments and concerns on the Multiple Use Zoning Ordinance to the County Planning Commission.

- Fire Charge Ordinance

The Planning Commission is awaiting information from Chief Joe Shelly regarding (1) the cost of rolling a fire truck out of the garage, (2) what he would consider excessive time for a call, and (3) the number of runs along I-75 the Fire Department makes as first responder EMS vs. fire. This item will be put on the agenda for the June 7, 2007 meeting.

- Joint Meeting with County Regarding Multiple Use Zoning

Otsego County Zoning Administrator Richard Edmonds joined the Planning Commission meeting at 8:25 pm. He asked if it would be helpful to have a joint meeting with the Charlton Township Board, the Elmira and Otsego Lake Township Planning Commissions, and the County Planning Commission to discuss the proposed Multiple Use Zoning Ordinance. Ms. Black informed him that we have reviewed the Ordinance, and that Mr. Stults will take our concerns to the County Planning Commission and report back. We will discuss the scheduling of a joint meeting at the next session of the Otsego Lake Township Planning Commission.

- Otsego County Planning Commission Activities

Mr. Stults reported on the Otsego County Planning Commission activities. The next Otsego Planning Commission meeting will be held May 21, 2007 at 7:00 pm. There will not be a Private Road Ordinance work session this month. However progress is being made toward reaching agreement on a standard road right-of-way width based on the number of lots the easement serves. The County also reworked Michawye's motions to finalize the boundaries of its PUD. The Otsego County Planning Commission also held a special meeting to hear a case regarding purchasers of the Ward Lake Energy property in Johannesburg who wish to store PVC pipe (such as that used in oil field and water and sewer

lines) on its premises. The owners were encouraged to use natural, living screening of the storage area.

- Landscaping at Johnson's Hilltop Gas Station

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Mr. Fritz informed the Planning Commission that Johnson's has not put in the landscaping required by the zoning permit. Mr. Edmonds will pursue this matter.

Mr. Edmonds was also advised that the Township now has a Dangerous Building Ordinance, and would like to proceed with correcting the situation at the abandoned Trading Post building. Mr. Edmonds will talk to Supervisor Tom Wagar and contact the Township Attorney to schedule an inspection of the building.

There was also discussion about outside storage of building and landscaping material around Waters. Mr. Edmonds advised the Commission that he will be asking the County Planning Commission to define what is "storage" vs. "merchandise display." He will report back to us on this matter. Mr. Edmonds was also made aware of a sign in front of the Keg Bar not in conformance with the County Zoning Ordinance.

- Planning Commission Reports to the Township Board

May 17, 2007 – Nora Corfis

June 21, 2007 – Margaret Black

The next Otsego Lake Planning Commission meeting will be June 7, 2007 pm at 7:00 pm at the Otsego Lake Township Hall.

Chairperson Black adjourned the meeting at 8:50 pm.

Respectfully submitted,

