



**OTSEGO TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
April 2, 2018  
Monday at 7:00 PM**

*Planning Commission Members;  
Chair Andy Webb, Vice Chair Bill Rohr, Secretary Jeff Polonowski,  
Scott Reising, Karen Burns, Mike Bosch, Tammy Hoppe, Ron Cade & Roger Rumble*

Chairperson Webb called the meeting to order at 7:08 p.m.

Members Present: Andy Webb, Jeff Polonowski, Karen Burns, Mike Bosch, Scott Reising, Roger Rumble, Tammy Hoppe.

Members Absent: Bill Rohr, Ron Cade.

**Approval / Correction of Minutes:**

Motion made by Mike Bosch, support by Jeff Polonowski, to approve the March 5, 2018 Planning Commission meeting minutes as presented.

7 – Yes, 0 – No, 2 – Absent. Motion carried.

**Slate of Officers:** On a motion by Karen Burns, support Tammy Hoppe, to maintain the same slate of Planning Commission Officers for another year.

7 – Yes, 0 – No, 2 – Absent. Motion carried.

**Rezoning – Heather Pfau – Case 18-01(Tabled):**

The Planning Commission reopened the hearing for the rezoning request submitted by Heather Pfau at the February 5, 2018 meeting and tabled again at the March 5, 2018 meeting due to just having a quorum due to 4 members being absent. Ms. Pfau was not present at the meeting; however, Britney Sheibels was present for the hearing. She is the potential buyer for a parcel of property that the rezoning is requested for. Chairman Webb began the discussion by the Planning Commission by reviewing his conversation with Brian Keeseey, McKenna Associates, concerning potential rezoning to R1 when the Future Land Use Plan shows this area as designated for Agricultural zoning. Brian's response was that rezoning the parcel would be contrary to the Future Land Use Plan and that there are two available options: Revise the Future Land Use Plan to allow for residential zoning in that area or reject the request. To do otherwise would make future rezoning requests more difficult if the Future Land Use Plan is not followed.

Mike Bosch mentioned that the soil conditions in the 21<sup>st</sup> and 101 Ave was very sandy and not suitable ideal for farming.

The discussion produced three potential outcomes: 1) modify the Future Land Use Plan to allow rezoning to Residential usage, 2) remote possibility was to ask for a variance on the frontage and set back requirements (need to make sure this is not viewed as a pseudo rezoning) in order to still meet Ag requirements or 3) reject the rezoning request. Due to the extensive Residential zoning and usage in the area and farming was not always a practical usage, the Planning Commission agreed that we should evaluate changing the Future Land Use Plan to include more residential development in that area.

Motion by Mike Bosch, support by Roger Rumble, to table the rezoning request to the next meeting.  
7 – Yes, 0 – No, 2 – Absent. Motion carried.

Motion by Mike Bosch, support by Scott Reising, to evaluate updating the Future Land Use Plan at the May Meeting to expand the low density Residential are in the 21<sup>st</sup> and 101<sup>st</sup> street area.  
7 – Yes, 0 – No, 2 – Absent. Motion carried.

**Future Site Plan:** Ed Southwick spoke on his planned development along M89 and east of the Southwick Gun Shop. He wanted to give the Planning Commission members a preliminary review of the site plan he will be submitting for the May meeting. No specific information was discussed since this was not on the agenda for review.

**Technical Review, Zoning Ordinance – McKenna and Associates**

Due to the time, only section 5.0 and part of 6.0 was discussed.

5.02(d). Suggested changing to: if lots in common which have split zoning then the most restrictive applies to all parcels. May want to review with Brian.

5.03. Question - do we need to add fireworks to this section? Andy's response was that we did not and it was covered by federal law.

6.02 And 6.03 Comment – Sate licensed facilities are listed in both permitted and special use sections.

Motion made by Roger Rumble, support by Tammy Hoppe, to adjourn the meeting at 9:08 p.m.  
7– Yes, 0 – No, 2 – Absent. Motion carried.

Respectfully submitted,

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Jeff Polonowski  
Planning Commission Secretary

Date