



**OTSEGO TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

**August 7, 2017
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 7:07 p.m.

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

Members Absent: None.

Approval / Correction of Minutes:

Motion made by Tammy Hoppe, support by Ron Cade, to approve the July 5, 2017 Planning Commission meeting minutes as presented.

9 – Yes, 0 – No. Motion carried.

Rezoning – Mikayla Schanz – Case 17-03

Kevin Schanz presented his daughter's, Mikayla Schanz, request to rezone the parcel located at 1888 Jefferson Road from AG – Agricultural to R-2 – Medium Density Residential. He indicated they are requesting the rezoning to enable Mikayla to split the parcel and create three separate parcels, one parcel to contain the original house and two vacant parcels. He felt the R-2 designation was necessary to ensure the ability to create three parcels. Discussion was returned to the Planning Commission.

Chairman Webb opened the public hearing at 7:16 p.m.

Donna Book, a neighboring property owner, ask what impact the change in zoning would have on her and other neighboring parcels. Chairman Webb indicated the changes only affected the parcel being acted on, there would be no change to her parcel's zoning or taxable value. There was no further comment from the public.

Chairman Webb closed the public hearing at 7:20 p.m.

Motion by Roger Rumble, support by Tammy Hoppe to recommend approval of the rezoning from AG – Agricultural to R-2 – Medium Density Residential to the Township Board. The motion reads as follows:

“I, Roger Rumble, move to recommend approval of the rezoning as presented by Mikayla Schanz, parcel #0317-021-077-00, from AG to R-2 (containing approximately 2.55 acres).

9 – Yes, 0 – No. Motion carried.

Site Plan Review – Southwick’s Gun Range – Case 17-04

Chris Nelson from Schley Nelson Architects presented information regarding the expansion of Jonathan Southwick’s current business. The plan is to add approximately 12,000 square feet to Mr. Southwick’s gun shop to house an indoor shooting range. Parking will be reduced from the current 66 spaces to 51 spaces. Mr. Nelson indicated he had discussed the reduction in the number of parking spaces with Professional Code Inspections and he felt there would not be an issue with the final number of spaces indicated on the plan. Karen Burns asked how bullets would be prevented from escaping the building. Mr. Nelson indicated the walls of the structure would be 8 inch thick concrete and there was an entire shielding package included from the contractor who will be constructing the gun range. Tammy Hoppe asked about noise levels from active shooting. Mr. Nelson indicated the thickness of the concrete walls and additional soundproofing would prevent noise levels from exceeding acceptable limits. Jeff Polonowski questioned the “DCU” designation on the plan. Mr. Nelson explained that indicated a dust collection unit, OSHA regulates lead dust collection so there is a special system in place to collect and contain any lead dust. Professional Code Inspections has reviewed the plans and found them to be adequate.

Motion by Mike Bosch, support by Roger Rumble to recommend approval of the site plan to the Township Board. The motion reads as follows:

“I, Mike Bosch, move to recommend approval of the site plan for a new addition for a gun range at Southwick’s Guns and Accessories submitted by Jonathan Southwick, parcel #0317-024-074-20, dated June 28, 2017 as drawn by Schley Architects.
9 – Yes, 0 – No. Motion carried.

Site Plan Review – Add.vantage Self Storage – Case 17-05

Scott Glupker presented plans to expand the existing self-storage units to the adjacent parcel. He indicated he will be cleaning up the new site, removing any abandoned vehicles and clearing overgrown brush. The submitted plan calls for a total of six new buildings, Mr. Glupker indicated he would build one building immediately and add future buildings as demand warranted. Jeff Polonowski asked about drainage on the new site. Mr. Glupker indicated the soils on site were extremely sandy, water runoff would be routed to the east and north where it would be readily absorbed. Scott Reising asked if the area would be asphalted. Mr. Glupker indicated the area around all the proposed buildings would be asphalted. Professional Code Inspections has reviewed the plans and found them to be adequate.

Motion by Bill Rohr, support by Roger Rumble to recommend approval of the site plan to the Township Board. The motion reads as follows:

“I, Bill Rohr, move to recommend approval of the site plan for new self-storage units submitted by Lightpoint Holdings, LLC, parcel #0317-025-114-01 and 0308-030-015-00, dated August 1, 2017 as drawn by Latitude Engineering, Inc.
9 – Yes, 0 – No. Motion carried.

Chairman Webb indicated he would be reaching out to the City of Otsego’s Planning Commission to see about the possibility of holding a joint meeting of the two commissions. Planner Becky Harvey suggested this as a next step in implementing the objectives outlined in the new Master Plan.

Motion made by Mike Bosch, support by Roger Rumble, to adjourn the meeting at 8:10 p.m.
9– Yes, 0 – No. Motion carried.

Respectfully submitted,

Jeff Polonowski/js
Planning Commission Secretary

Date

DRAFT