



**TSEGO  
TOWNSHIP**  
EST 1833

**OTSEGO TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
December 7, 2020  
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 7:00 p.m.

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

Members Absent: Scott Reising, Brad Ade.

**Approval / Correction of Minutes:**

Motion made by Tammy Hoppe supported by Mike Bosch, to approve the November 4, 2020 Planning Commission meeting minutes as presented.

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

**Site Plan Review – Excel-Deal LLC – Case 20-03 (previously tabled):**

Peter Jobsen presented a site plan for a proposed housing development on 103<sup>rd</sup> Avenue. The development would consist of six buildings consisting of four apartment homes with attached garages. The current plan is to renovate the existing residence at the front of the property and offer it for rent as well.

Members of the public were present and voiced concerns regarding the proposed project. Carol Riddle Wallus spoke to the commission requesting concessions she would like to make the development more palatable to existing residents. Major concerns she had included the loss of mature trees along the eastern property line which shield her property and others from the proposed project. She also had concerns that the lighting would be excessive and asked that all lighting be allowed only on the first floor level of the buildings. Tim and Linda Foreman also spoke to the commissioners regarding their concerns about the proposed pole lighting at the entrance of the development and the increase in traffic in the area. Letters from several other neighboring residents were received and copies were given to the commission members.

Discussion returned to the Planning Commission. Planning Commission Chair Andy Webb addressed the public comments directing the residents to speak to the Allegan County Sheriff's Department regarding issues with speed limits, to the Township Board regarding the condition of the roadways in the area and he indicated the Master Plan had been reviewed in the last three years with the Future Land Use Plan designating this area of the Township to be the appropriate area for higher density development due to public utilities being available. Mr. Jobsen had applied for a variance to address the issue of the width of the property not meeting the zoning ordinance requirements and Chairman Webb indicated the Zoning Board of Appeals had granted the requested variance. Fire Chief Weber was present and indicated he and Mr. Jobsen had discussed various issues regarding the accessibility of the project for emergency vehicles

and Mr. Jobsen's responses were adequate to address the Fire Department's concerns. Mike Bosch commented on the need for adequate area to store plowed snow in the winter so as to not block ingress or egress for residents and emergency vehicles and there was some discussion about providing a gated access in the northwestern corner of the project to provide emergency ingress and egress. Jeff Polonowski indicated he felt opaque fencing on the eastern boundary line of the project would be desirable and would address some of the concerns of neighboring residents. Tammy Hoppe questioned the availability of parking for residents and guests. Mr. Jobsen indicated each unit would have 3 parking spaces, 1 interior garage space and 2 exterior spaces in front of each unit's assigned garage. Mr. Jobsen also requested permission to move the garage shown on the plan for the single family residence closer to the existing residence due to the decision to remove an existing storage shed on the property.

Motion by Mike Bosch, support by Bill Rohr to recommend approval with stipulations of the site plan dated 11/24/2020 drawn by Medema, VanKeulen and Associates. The stipulations are a final drawing with garage near front home to be relocated, a fence to be drawn in on the east side of the property between the R-1 zoned homes along 103<sup>rd</sup> Avenue back to the property line of the existing Emerald Park Senior Homes.

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

Motion made by Bill Rohr, support by Roger Rumble to adjourn the meeting at 8:27 p.m.

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

Respectfully submitted,

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Jeff Polonowski/js  
Planning Commission Secretary

Date

APPROVED