



**TSEGO
TOWNSHIP**
EST 1833

**OTSEGO TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
February 7th, 2022
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, Brad Ade & Roger Rumble*

Vice Chair Bill Rohr called the meeting to order at 7:00 p.m.

Members Present: Jeff Polonowski, Karen Burns, Roger Rumble, Mike Bosch, Bill Rohr.

Members Absent: Scott Reising, Andy Webb, Brad Ade, Tammy Hoppe.

Approval of the Agenda:

Motion made by Mike Bosch, support by Karen Burns, to accept the agenda as presented. Motion carried; 5 – Yes, 0 – No, 4-Absent.

Approval / Correction of Minutes:

Motion made by Mike Bosch, support by Karen Burns, to approve the November 1st, 2021 Planning Commission meeting minutes as presented. Motion carried; 5 – Yes, 0 – No, 4-Absent.

Case 22-01 Conditional Rezoning Request by Balwat, LLC

Matt Watts conducted the presentation. He provided history of the project stating that Phase I of the Southpointe Trails Plat was approved in 2007 as a PRD. They are now adding Phase II which involves the parcel directly North of Phase I also known as parcel number 0317-027-009-10. Based on the current ordinance, the Zoning would need to change from R-1 to R-2 to allow for parcel size and road frontage as it appears as Phase II in the originally PRD submitted and approved in 2007. The discrepancy may be due to a possible zoning ordinance change after 2007. Lori Castello, Zoning Administrator from PCI was present and provided her analysis in support of the conditional rezoning.

Vice Chair Rohr opened the Public Hearing at 7:21pm. Bryan Winn, Township Supervisor, offer support for the rezoning request. Public Hearing closed at 7:23pm.

On a motion by Mike Bosch, support Roger Rumble to recommend to the Township Board the approval of the request to conditionally rezone the said parcel (0317-027-009-10) from R-1 to R-2 to complete the original plan for development of Phase II. Motion carried; 5 – Yes, 0 – No, 4-Absent.

Case 22-02 Special Use Permit for Revising a PRD Approved in 2007 by Balwat, LLC:

Matt Watts conducted the presentation for the request to update the 2007 PRD for Southpointe Trails. The preliminary Site Plan shows the addition of Phase II adding an additional 33 parcels on 19.3 acres of property (0317-027-009-10) directly north of the current Phase I development. The following items were discussed:

- The new street will have a cul-de-sac at the end and will be built to county standards and will be turned over to the County Road Commission.
- New Drawings will be provided for final approval.

-No comments were taken during the public hearing.

On a motion by Roger Rumble, support Karen Burns, to recommend to the Township Board the approval of the Special Use request to revise the 2007 PRD adding additional 33 single family homes per Section 8.03.1 of the Otsego Township Ordinance. Motion carried; 5 – Yes, 0 – No, 4-Absent.

Case 22-03 Preliminary Site Plan Approval Request by Brad Boone:

A request from Brad Boone, property owner of the unaddressed property on Jefferson Road (parcel number 0317-021-081-09) to complete a preliminary plan review for a Site Condominium project in R-2 Medium Density Single Family Residential District. The property will have the main access off of 104th Ave.

In addition to Brad Boone, Noah Boyd, from Wightman, was also present and conducted the presentation. Lori Castello from PCI was also present to answer any questions on her review of the site plan. The site plan was discussed in detail. Highlights follow:

- The plan will be amended to cover all of the issues raised by the Zoning Administrator, Lori Castello from PCI.
- Lot widths at the street will be revised to meet the ordinance.
- The road will be built to County Road Commission Standards and will be a public road.
- Water runoff will be directed to the rear of lots on the west side of the property. Water runoff to adjacent properties will be minimized through grading.

Vice Chair Rohr opened the public hearing at 7:45. Bryan Winn, Township Supervisor, asked if the access to Ames Road was going to be limited to emergency usage. The response was that it would be open to all traffic. Access to Ames Road was added to have a secondary access point for emergency purposes. Ames Road is a county road and not a private road. Chuck Hyett had questions about the access points to the property. Stephany McKellogg asked about the existing house on the property at Jefferson Road. The house will be kept and split from the condominium project. She also asked about the difference between site condominiums vs standard platting. Karen B answered her. Single family site condominium developments are controlled locally (township) whereas subdivision developments are controlled at the state level. The public hearing was closed at 8:07pm.

On a motion by Mike Bosch, support Roger Rumble to recommend to the Township Board the approval of the preliminary plan review for a Site Condominium project in R-2 Medium Density Single Family Residential District with proposed 41 sites. Motion carried; 5 – Yes, 0 – No, 4-Absent.

Motion made by Roger Rumble, support by Mike Bosch, to adjourn the meeting at 8:24 p.m. Motion carried; 5 – Yes, 0 – No, 4-Absent.

Respectfully submitted,

Jeff Polonowski
Planning Commission Secretary

Date