



**TSEGO
TOWNSHIP**
EST 1833

**OTSEGO TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

**June 6th, 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*

Chair Andy Webb called the meeting to order at 7:00 p.m.

Members Present: Scott Reising, Andy Webb, Brad Ade, Tammy Hoppe, Jeff Polonowski, Karen Burns, Mike Bosch, Bill Rohr.

Members Absent: Roger Rumble.

Approval / Correction of Minutes:

Motion made by Tammy Hoppe, support by Bill Rohr, to approve the April 4, 2022 Planning Commission meeting minutes as presented. Motion carried; 8 – Yes, 0 – No, 1-Absent.

Case 22-04 Rezoning Request by Reed, Parcel 0317-018-010-30

Diana Reed presented her case for the rezoning. Jason Derry acting Zoning Administrator from PCI was also present to provide his review of the request. The request is to change the zoning from C-Commercial to Ag- Agriculture. The parcel is located near Bittersweet Ski Resort which is zoned Commercial and the Commercial area extends slightly beyond the Bittersweet property lines.

Jeff Polonowski explained that the Bittersweet area was zoned Commercial because at the time there were no provisions in the Township Ordinance for PUDs or any other allowances for mixed uses. Therefore the only option was to zone the area Commercial

Chair Webb explained the rezoning process and reliance on the Master Land Use Plan.

Ms. Reed does not plan on building a new house but would be considering a new out building such as a garage.

There were no objections to the rezoning request and members of the Planning Commission expressed support of the rezoning

On a motion by Bill Rohr, support Brad Ade to recommend to the Township Board the approval of the request to rezone the said parcel (0317-018-010-30) from C General Business District to Agriculture and Rural Estate which is consistent with the Future Land Use Map. Motion carried; 8 – Yes, 0 – No, 1-Absent.

Case 22-05 Special Use Permit Revision Request and Site Plan approval for a New Building by Christian Neighbors 282 12th Street, Parcel 0317-025-114-15:

Christian Neighbors is planning on adding a new building next to the existing building which provides food pantry, educational and financial services to their clients. The new building will allow them to

expand their educational services. The previous approve Site Plan and Site Plan are being revised to accommodate the addition of the new building.

Larry Hill (Board member) and Terri Shaler (Executive Director) presented the revisions Special Use and Site Plan. Terri Shaler provided most of the information and Jason Derry acting Zoning Administrator from PCI was also present and provided his review and facilitate the review process.

Ms. Shaler gave a review of the services they provide. Christian Neighbors started in 1983. The existing building was constructed in 2007/2008. In addition to the food pantry they provide educational and financial support to their clients in areas of budgeting and other life skills. To accomplish their goals they need to add a new building to support and expand these services.

Comments from the Planning Commission include:

1. Scott R stated he was very satisfied with the documents provided by Christian Neighbors and the review completed by PCI
2. The Site Plan should be reviewed by Brandan Webber for the Fire Department comments.
3. Outdoor lighting will be through the use of exterior wall lighting fixtures. Scott R asked if Brian Wynn could provide the expected lighting scheme from the supplier of the wall lights. Brian committed to providing the documentation.

On a motion by Mike Bosch, support Brad Ade, to recommend to the Township Board the approval of the Special Use update and Site Plan approval with the stipulation that Christian Neighbors provides the light fixture data to show no intrusive lighting on the neighboring properties. Also adding a dumpster enclosure is optional to build but will remain on the Site Plan for future needs. Motion carried; 8 – Yes, 0 – No, 1- Absent.

Regulation of Home Occupations:

Brief discussion occurred. Because not all have read the article in the Planning News, Chair Webb will bring the subject up at future meetings for consideration.

Motion made by Bill Rohr, support by Mike Bosch, to adjourn the meeting at 8:50 p.m. Motion carried; 8 – Yes, 0 – No, 1-Absent.

Respectfully submitted,

Jeff Polonowski
Planning Commission Secretary

Date