



**TSEGO  
TOWNSHIP**  
EST 1833

**OTSEGO TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
February 5<sup>th</sup>, 2024  
Monday at 7:00 PM**

*Planning Commission Members;*

*Chair Andy Webb, Vice Chair Bill Rohr, Secretary Jeff Polonowski,  
Scott Reising, Karen Burns, Mike Bosch, Noah Boyd, Brad Ade & Roger Rumble*

Acting Chair Brad Ade called the meeting to order at 7:01 p.m.

Members Present: Karen Burn, Brad Ade, Jeff Polonowski, Roger Rumble, Mike Bosch, Noah Boyd.  
Members Absent: Scott Reising, Andy Webb, Bill Rohr.

**Approval / Correction of Minutes:** Motion by Mike Bosch, support by Noah Boyd, to approve the January 3<sup>rd</sup> 2024 Planning Commission meeting minutes as amended. (Minor typo – change “with” to “will” in second paragraph under 24-01 SUP). Motion carried; 6 – Yes, 0 – No, 3 – Absent.

**24-02 Special Use Permit / Cory Nichols Home Occupation:**

Cory Nichols presented his case for granting a Special Use Permit for a Home Occupation located at his residence, 1229 103<sup>rd</sup> Ave. (parcel 03-17-120-015-00) The home Occupation Permit would permit the manufacturing (final assembly) of fire arms (pistols, rifles and shotguns). The operation would be located in a former 90 ft<sup>2</sup> home office. He would be the sole operator with no employees. Gun parts would be purchased from distributors and final completion of the fire arms would be done in his house. All parts and equipment would be contained within the room.

The public hearing was opened by Acting Chair Brad Ade at 7:04 pm. Shawn Wilholt, 1234 103<sup>rd</sup> Ave. asked about what types of fire arms would be produced. Cory Nichols responded that fire arms would include pistols, rifles and shotguns. He also stated that he purchases the parts for final assembly and that test firing of the fire arms are off site. Rich Ozanich, 1228 South Van Bruggen Dr, asked if this a typical way the township approves a new business. The response by the chair is this is normal for Home Occupations. April Gauthier (Tiller) asked about impact to traffic in the neighborhood. Response was that it would have minimal impact. Expect sales of 1 to 2 firearms a week and one or less vehicles would be present at any given time. Sales will be M-F, 5 – 8 pm. April was also concerned that the Home Occupation would lead to increased potential of theft both at the residence and potentially in the neighborhood. Cory responded that the ATF requires a high level of security. Guns and ammo must be locked up and video surveillance must cover the residence. The public hearing was closed at 7:12 pm

Jason Derry, Zoning Administrator (PCI) provided a review of his Memorandum to the Planning Commission. He explained the findings of fact of section 18.08 General SUP requirement and 18.10 specific requirements.

Motion by Roger Rumble, support Mike Bosch, to recommend to the Township Board, approval of the Special Use Permit - Home Occupation for a business of firearms manufacturing as allowed in Section 8.03 Home Occupation and Section 18.08 general requirements for approval. Motion carried; 6 – Yes, 0 – No, 3 – Absent.

**24-03 Site Plan Review – Dunkin’ Donuts, Basile:**

The Owner Anthony Basile has requested a Site Plan Review for a Dunkin’ Donuts drive through restaurant to be located at 1314 M-89 (03-17-031-10). Paul Henderson of Roosien Associates was present and provided information about the Site Plan. He stated that MDOT tentatively approved the curb cut with deceleration lane. The public hearing was opened at 7:36 and with no comments closed at 7:36. The following were questions asked by the Planning Commission. Noah B asked if the grease traps would be inside or outside the building. Grease traps are outside of the building. Questions concerning water runoff and retention pond were asked. The slope of the paved area (parking and drives) directs run off water to two collection basins, one located on the front of the retention area and the other at the rear of the retention area located on the east side of the property. From the collection points, the water runs into perforated PVC piping running under the retention area and under the paved area.

Jason Derry, Zoning Administrator (PCI) provided a review of his Memorandum to the Planning Commission on the submitted Site Plan.

Motion by Noah Boyd, support Roger Rumble, to recommend to the Township Board, approval of the Site Plan as presented contingent on final MDOT curb cut approval and Allegan County Drain commission review or approval which is to be administratively reviewed and approved by PCI. Motion carried; 6 – Yes, 0 – No, 3 – Absent.

Motion made by Roger Rumble, support by Noah Boyd, to adjourn the meeting at 8:11p.m. Motion carried; 6 – Yes, 0 – No, 3 – Absent.

Respectfully submitted,

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Jeffrey Polonowski  
Planning Commission Secretary

Date