



**TSEGO
TOWNSHIP**
EST 1833

**OTSEGO TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

**May 7th, 2025
Wednesday at 7:00 PM**

Planning Commission Members:

Chair Brad Ade, Vice Chair Andy Webb, Secretary Jeff Polonowski,

Scott Reising, Karen Burns, Mike Bosch, Noah Boyd, Michelle Morton & Roger Rumble

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

Members Present: Andy Webb, Roger Rumble, Brad Ade, Jeff Polonowski (at 7:14 pm), Mike Bosch, Noah Boyd, Karen Burns, Scott Reising.

Members Absent: Michelle Morton.

Approval / Correction of Minutes: Motion by Mike Bosch, support by Roger Rumble, to approve the December 2nd 2024 Planning Commission meeting minutes as presented. Motion carried: 8 – Yes, 0 – No, 1 – Absent.

Andy Webb requested two additional items be added to the agenda and supported by the Planning Commission:

- Discussion with Jason Derry from PCI regarding the Master Plan update.
- Have an open forum to allow public discussion regarding zoning safety when rezoning requests are reviewed.

25-01 Rezoning Request from Ag to R1 by Brad Boone (AB&CC Investments LLC):

The request is for parcel 03-17-042-00 known as 643 M-89 Highway (Lincoln Road) just north of 106th Ave and comprises approximately 2.47 acres. It is currently zoned Ag (Agricultural and Rural Estate) and bordered by the same to the North and by C (General Business) to the South, East and West. Brad Boone was present to make the presentation and answer any questions.

Andy Webb opened with a sharing of information pertaining to a new Michigan House Bill 4081. Brad Boone proceeded with his presentation stating that the purpose of the rezoning request was to allow splitting of the property and building a new home on the newly created parcel.

Andy Webb opened the public hearing at 7:09 pm. Judith Marsh of 657 Lincoln Road asked what could be built if rezoned. Andy W explained the basics of rezoning and what was permissible under R1 zoning. The public hearing was closed at 7:14. (It was at this point in the meeting that Jeff Polonowski arrived and took over writing the meeting minutes from Brad Ade.)

Andy Webb brought the discussion back to the Planning Commission. The acting Zoning Administrator, Jason Derry, from PCI prepared a report on the subject rezoning request. Following the summary and conclusion section, Andy conducted a "Findings of Fact" and Considerations/ Findings of Fact (for Spot Zoning) using the forms contained in PCI's review document.

“Findings of fact” were determined by answering the true/false questions that follow. All questions should be “True” to approve the rezoning request.

1. Public health, safety and welfare of the community and its residents are protected. All voted **true**. Evidence: The rezoning request is consistent with the Master Plan and our Zoning Ordinance.
2. Goals and objectives of the Otsego Township Master Plan are observed and implement. All voted **true**. Evidence: The rezoning request is consistent with the Master Plan and our Zoning Ordinance.
3. The zoning ordinance will allow for the reasonable use of land based on environmental conditions, including soils, watercourses, topography, vegetation and similar features. All voted **true**. Evidence: Parcel contains no wetland or floodplain. No known environmental issues exist.

Findings of Fact to determine if request would constitute spot zoning. The question of spot zoning consisted of answering four true/false questions. Spot Zoning exists if all 4 questions are answered true. If any are answered false then it is not considered spot zoning.

- The area is small as compared to districts surrounding the parcel in question. All voted **false**. Evidence: Parcels are similar in size.
- The new district allows land uses inconsistent with those allowed in the vicinity. All voted **false**. Evidence: Uses overlap with R1 being more restrictive.
- A Rezoning of the area under consideration would confer a special benefit on the individual property owner not commonly enjoyed by the owners of a similar property. All voted **false**. Evidence: No special benefit.
- If approved, the application for rezone would conflict with the policies in the text of the Master Plan and Future Land Use Map. All voted **false**. Evidence: Does not conflict. It is consistent with the Master Plan and Future Land Use Plan.

Noah Boyd made a motion to recommend to the Township Board to approve the rezoning application for the property located at 643 M-89 from Ag-agriculture to R1 Low Density Single Family with support by Mike Bosch. Motion carried; 8 – Yes, 0 – No, 1 – Absent.

Master Plan Update:

Acting Zoning Administrator, Jason Derry from PCI was present to discuss what we will need to consider as we update the Otsego Township Master Plan. Jason provided a two page summary/checklist. Items to consider are:

- Need to decide how much to update. Minimum is updating census data.
- Review the check list that he provided
- Suggest doing an online survey or residents. Provided a hard copy to the Planning Commission.
- Need to update Goals and Objectives.
- Review survey result and make updates as appropriate.
- Task for the planning Commission is to review the entire Master Plan and suggest changes
- Do we need to update the Future Land Use Map? Provide possible changes.

Brad Ade ask that we add review of the Master Plan to the agenda for June’s meeting. Jason will be present at the June meeting for the review. He ask that we come to the meeting with notes and possible changes.

Open Forum:

Diana Krejer, 2161 Pleasant View Drive asked a series of questions and concerns that the Township does not appear to consider the protection of the land owners particularly when gravel operations are approved. She mentioned that Ann Arbor Township has recently updated their mining operation ordinance that tries to protect adjoining property owners. It was conveyed to her the Planning Commission will be updating our ordinance in the near future.

Nomination of New Officers to the Planning Commission:

- Motion by Roger Rumble, support Noah Boyd, to nominate Brad Ade to the position of Chair. Motion carried: 8 – Yes, 0 – No, 1- absent
- Motion by Roger Rumble, support Mike Bosch, to nominate Andy Webb to the position of Vice Chair. Motion carried: 8 – Yes, 0 – No, 1- absent
- Motion by Roger Rumble, support Andy Webb, to nominate Jeff Polonowski to the position of Secretary. Motion carried: 8 – Yes, 0 – No, 1- absent

Motion made by Mike Bosch, support by Roger Rumble, to adjourn the meeting at 8:45p.m. Motion carried; 8– Yes, 0 – No, 1 – Absent.

Respectfully submitted,

 07-07-25

Jeffrey Polonowski Date
Planning Commission Secretary

APPROVED