



**TSEGO
TOWNSHIP**
EST 1833

**OTSEGO TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES**

**January 3rd, 2024
Wednesday 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*

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

Members Present: Andy Webb, Jeff Polonowski, Roger Rumble, Mike Bosch, Noah Boyd,

Members Absent: Karen Burn, Scott Reising, Brad Ade, Bill Rohr.

Approval / Correction of Minutes: Motion by Mike Bosch, support by Roger Rumble, to approve the December 4th 2023 Planning Commission meeting minutes as amended. (Minor typo – change supported to support) Motion carried; 5 – Yes, 0 – No, 4 – Absent.

24-01 Special Use Permit / Change of Use for Heavy Duty Diesel Medic LLC.

Owner / operator Christopher Laws, 2015 Lake Street, Kalamazoo, presented their case for a change of usage for the property located at 277 12th Street (parcel 03-17-025-114-30) from trailer sales to a diesel repair shop. The vehicles that would be repaired at the location include diesel small and large trucks, semi's and excavation equipment. Diesel autos would not be repaired at the location. The plan is to use the front of the building as office and parts and the rear of the building for repairs which is similar to the existing usage. The building is in Otsego Township and the rear parking area is in Gun Plain Township. Based on the report given by Jason Derry (PCI), Zoning Administrator, and the discussion with Christopher Laws, Gun Plain Township was notified of the Special Use Permit and did not request being involved with the review and approval.

Mr. Laws will be the sole employee initially but will plan for additional employees in the future. Hours of operation will be 8 – 5. He stated that 300 gallon IBC totes will be used to hold waste fluids that will be periodically picked up, currently by Stoddard Company.

The public hearing was opened by Chair Webb at 7:07pm. Deb Avery, 1190 103rd Ave. Plainwell, whose property abuts the north side of the subject property, asked several questions. The first question concerned oil spill cleanup – Mr. Laws stated he uses Dryorb to soak up any oil which is also the best product to extract oil out of the concrete. She expressed concern about well protection. She also asked how many vehicles will be present – answer: 6 or more. She asked about types of vehicles – answer: anything with diesel engines but typically class 3. She asked if there would be un-plated vehicles – answer: two, a tow truck used to move vehicles on the property and a Semi he is working on. The public hearing was closed at 7:22 pm

The Planning Commission members questioned Mr. Laws. Noah B asked if he could get pictures of the inside of the building. Mr. Laws would provide the pictures to Chair Webb. It is not required for approval of the Special Use Permit. Jeff P inquired about the back parking lot not being paved which was indicated in Jason Derry's report. Consensus was that this not a concern and also it is located in Gun Plain Township. Jeff P asked about signage. The wall sign facing 12th street will be changed to reflect the business change and there was a second sign in the rear facing US131. Both signs can be reviewed and approved internally and does not need to be indicated on a site plan.

Motion by Noah Boyd, support Mike Bosch, to recommend to the Township Board, approval of the special use permit as presented pending submission of the internal photos and notification of the interim fire chief. Motion carried; 5 – Yes, 0 – No, 4 – Absent.

Kyle Mucha, McKenna – Renewable Energy & Housing.

Kyle Mucha from McKenna was present for a discussion of renewable energy (Solar and Wind) legislation that was recently approved at the State level and will become effective November 28, 2024. Lori Castello from PCI was also present at the meeting. Chair Webb began with a quick overview of what we need which is how best to update our wind and solar ordinances to coincide with the state ordinances. The state has removed local control for large output facilities (over 50 megawatt for solar, 100 megawatt for wind and 200 megawatt for storage facilities.) Less than the stated minimums would be under local control in most situations. The discussion centered on how best to structure a new ordinance to comply with State controls. It was decided to prepare a multi-tier ordinance that covers small consumer based systems to the large energy farms. The ordinance for larger output systems would directly follow the state ordinances. We will need to have something in place for when the state statute becomes effective November 28, 2024.

The other topic of discussion was smaller and affordable housing. Kyle briefly discussed the MSHDA housing grant program. Discussed areas where we can modify our ordinance to provide smaller and more affordable housing. Discussed allowing secondary living quarters (accessory dwelling units) on primary housing parcels. Typically the owner must live in the primary house. Investigate greater use of duplexes. Also discussed short term rentals.

Motion made by Roger Rumble, support by Mike Bosch, to adjourn the meeting at 9:06 p.m. Motion carried; 5 – Yes, 0 – No, 4 – Absent.

Respectfully submitted,

Jeffrey Polonowski
Planning Commission Secretary

Date