



**TSEGO  
TOWNSHIP**  
EST 1833

**OTSEGO TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES**

**November 6<sup>th</sup>, 2024  
Wednesday at 7:00 PM**

*Planning Commission Members:*

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

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

Chair Andy Webb called the meeting to order at 7:02 p.m.

Members Present: Andy Webb, Karen Burns, Roger Rumble, Michelle Morton, Scott Reising, Brad Ade, Jeff Polonowski.

Members Absent: Mike Bosch, Noah Boyd.

**Approval / Correction of Minutes:** Motion by Roger Rumble, support by Michelle Morton, to approve the October 7<sup>th</sup> 2024 Planning Commission meeting minutes as amended. Changes include: adding "s" to Burn(s). Motion carried: 7 – Yes, 0 – No, 2 – Absent.

**24-08 Rezoning Request / Dembowske:**

Scott Dembowske requested his property (parcel 03-17-027-001-22) located at the northwest corner of 16<sup>th</sup> and Sycamore Streets be rezoned from R2 – Residential District to C – General Business District. He was present at the meeting to provide details in support of the rezoning request. Also present was Lori Castello from PCI as the townships zoning administrator.

Scott Dembowske provided details as to why the Planning Commission should support the rezoning request. These include:

- No previous development on the property
- He didn't think residential development on the property would occur due to the traffic on 16<sup>th</sup> street.
- He stated that the larger parcel which this property was originally a part of was zoned Industrial.
- He also stated that the rezoning is in keeping with the Industrial zoning across 16<sup>th</sup> street in the Otsego City's Industrial zoned property (Parker Hannifin plant).
- He suggested that rezoning the parcel will increase the tax base of the property.
- He requested the Planning Commission to approve the rezoning request.

A sizable audience was present and Chair Webb provided a detailed explanation of zoning and the Future Land Use Plan. Chair Webb opened the public hearing at 7:15pm. The following comments from the audience were taken:

- Candy Dunham, 1711 Oak St. She believes the property was originally Ag and has been used for Ag purposes. Does not like having commercial development on the parcel and asked what "mixed use" means. Chair Webb explained the meaning of mixed use.
- Cindy Healey, 1684 Oak St. She preferred that the property be split and used for residential purposes.
- Jeff Oaks, 1784 Oak St. He stated that commercial development is available elsewhere and that the property should remain residential.
- Brian and Cheryl Pratt, 1616 Sycamore St. Both prefer to keep the parcel residential.
- Stephanie Marcoux, 1604 Sycamore St. Remember the parcel having farm animals on it. Prefer to keep it residential. Concern about having commercial development. She suggested that it wasn't used for residential purposed yet because it hasn't been for sale.

- Sue Cornell, 1686 Oak Street. Stated it's about location. They have a nice neighborhood and that commercial development will have a negative impact on property values.
- Tom Pavlack, 1688 Sycamore St. Asked about who pays for the utility upgrades. Answer: the developer pays.
- Bob Ruthruff, 1604 Sycamore St. Prefers residential development.
- Jim Cornell 1686 Oak Street. Wanted residential development on the parcel.
- Shaun Goodwin, 1704 Oak St. Concerned about increased traffic with children in the neighborhood.
- Greg Cornell, 1687 Oak St. Also concerned about impact to kids in the neighborhood.
- Wayne Healey 1684 Oak St. Prefers residential usage.
- Roberta Miles, 1685 Sycamore St. Asked what uses are permitted. Answer given: there are permitted uses and permitted uses by special use listed in the township ordinance.

Lori Castello from PCI provided more detail stating the zoning ordinance is permissive meaning that if the use is not stated then it is generally not permitted. She also explained the differences between use by right and use by special use.

Chair Webb closed the public hearing at 8:09 pm and brought the discussion back to the Planning Commission. Chair Webb began with the report generated by Jason Derry from PCI concerning the rezoning request. Chair Webb read applicable portions of the document to the audience. As Jason Derry suggested, Findings of Fact and the potential of being spot zoned was reviewed. Both documents were filled out by Chair Webb and attached. In considering whether this constitutes spot zoning, all 4 questions would have to be true statements. All agreed that questions 2 through 4 are false. Only question 1 having to do with the size of the parcel to be rezone is small compared to districts surrounding the parcel was a split vote. Five members voted true and two voted false to the question. In order to be considered spot zoning, all four questions would have to be true, since only one was true, this is not spot zoning.

Findings of fact starts with "Amendments shall be considered that ensure:" followed by three objectives to meet the goals of the ordinance concerning rezoning. Objectives two and three were unanimously voted true while objective one was a split vote. Four voted true and three voted false. After further discussion of objective one, a motion by Brad Ade, support Andy Webb, to recommend to the Township Board to approve the rezoning request from R2 to C General Business District, based on Findings of Fact presented at the 11-6-24 meeting (Attached). A roll call vote was requested by Chair Webb. Results were: Brad A – Yes, Roger R – No, Jeff P – Yes, Andy W – Yes, Karen B – No, Michelle M – No, and Scott R – No. Vote count: 3 – Yes and 4- No. Motion fails. (Motion attached)

After further discussion, a motion by Michelle Morton, support Karen Burns, to recommend to the Township Board to deny the rezoning request from R2 to C General Business District, based on Findings of Fact objective #1 that the welfare of the community is not being protected. A roll call vote was requested by Chair Webb. Results were: Brad A – No, Roger R – Yes, Jeff P – No, Andy W – No, Karen B – Yes, Michelle M – Yes, and Scott R – Yes. Vote count: 4 – Yes and 3- No. Motion passes. (Motion attached).

Motion made by Roger Rumble, support by Brad Ade, to adjourn the meeting at 9:05p.m. Motion carried; 7 – Yes, 0 – No, 2 – Absent.

Respectfully submitted,

  
 Jeffrey Polonowski                      01-06-25  
 Planning Commission Secretary                      Date