



TSEGO TOWNSHIP EST 1833

OTSEGO TOWNSHIP PLANNING COMMISSION MOTION

Association and Applicant Name HIGH GRADE MATERIALS

Parcel number(s) 17-029-006-10, 17-020-014-50
17-030-002-00, 17-030-001-10 Case No. 25-05

Approved Site Plan Map Dated 10/2/2025 Drawn by: NATURAL RESOURCES MANAGEMENT
13923 SHERMAN WHITE RD LLC
SWANTON, OH 43558

I, ANDREW WEBB move that (to)
(Motion makers name) (circle one)

Motion below was Recommendation to the Township Board

ACTION - PLEASE CHECK ONE -

APPROVE AS PRESENTED APPROVED WITH STIPULATIONS DENIED TALBLED

HAND ROUTE DRAWING DATED 10/15/2025, SHEET 1 EXISTING
CONDITIONS, 10/2/2025, SHEET 2 MINING PLAN 10/9/2025, (CWD)
SHEET 3 RECLAMATION PLAN 10/2/2025, SHEET 4 CROSS SECTIONS
6/10/2025, REFERENCE: SPECIAL USE PERMIT APPLICATION AND
SITE PLAN REVIEW NARRATIVE LAST REVISED ON 10/2/2025.

MAKER [Signature] DATE 11/3/2025

SECOND [Signature] DATE 11/3/2025

**FINDINGS OF FACT FORM
OTSEGO TOWNSHIP SPECIAL USE PERMIT REQUEST**

Section 18.08 General Requirements for Approval

FINDINGS OF FACT

"The request for special exception use approval must meet the following general standards, as Article 18 Site Plan Review Procedures / Site Development Requirements – Page 110 well as the more specific requirements for the applicable requested land use in Section 18.10. The Planning Commission shall review and recommend and the Township Board shall approve, approve with conditions or deny each application based upon a determination as to whether the proposed use in the proposed location will adhere to the following general standards.

- (a) Be harmonious with and in accordance with the general principals and objectives of the Master Plan of Otsego Township.

Your findings: The proposed use... YES Complies _____ Does not comply

Your reasons: _____

- (b) Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and to uphold the essential character of the area in which it is proposed.

Your findings: The proposed use... YES Complies _____ Does not comply

Your reasons: _____

- (c) There is a proper relationship between the thoroughfares and proposed service drive, driveways, and parking areas. Locate buildings, outside storage receptacles, parking areas, screen walls and utility areas to minimize adverse effects for occupants of the use and of the surrounding areas.

Your findings: The proposed use... YES Complies _____ Does not comply

Your reasons: _____

- (d) All buildings or groups of buildings shall be arranged to permit emergency vehicles access by some practical means to all sides.

Your findings: The proposed use... YES Complies _____ Does not comply

Your reasons: _____

- (e) Development shall aim to preserve natural resources and will not degrade or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes and woodlands.

Your findings: The proposed use... YES Complies _____ Does not comply

Your reasons: _____

- (f) Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater, or nearby water bodies.

Your findings: The proposed use... YES Complies _____ Does not comply

Your reasons: _____

(g) Location of buildings, parking, drives, landscaping, and other improvements on the site is appropriate for the lot size and configuration.

Your findings: The proposed use... YES Complies _____ Does not comply

Your reasons: _____

(h) Landscaping, including trees, shrubs and other vegetative material, is provided to maintain and improve the aesthetic quality of the site and the area.

Your findings: The proposed use... YES Complies _____ Does not comply

Your reasons: _____

(i) The parcel is served adequately by essential public facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.

Your findings: The proposed use... YES Complies _____ Does not comply

Your reasons: _____

(j) The proposed use does not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property or general welfare as a result of producing excess traffic, noise, smoke, fumes, glare, or odors."

Your findings: The proposed use... YES Complies _____ Does not comply

Your reasons: _____



TSEGO TOWNSHIP EST 1833

OTSEGO TOWNSHIP PLANNING COMMISSION MOTION

Association and Applicant Name Kulsee Credit Union

Parcel number(s) 17-025-030-00 Case No. 25-06

Approved Site Plan Map Dated 10/30/25 Drawn by: Mitten State Engineering

I, Noah Boyd move that / to: (Motion makers name) (circle one)

Motion below was Recommendation to the Township Board

ACTION - PLEASE CHECK ONE -

APPROVE AS PRESENTED APPROVED WITH STIPULATIONS DENIED TALBLED

the site plan + special land use application
~~is revised to~~ to be administratively
approved by PCI, provided the applicant
revises dumpster location + parking as listed
in the Zoning review + analysis +
provide the joint access agreement w/
dunkin donuts + a grading + stormwater discharge
agreement w/ Walmart,

MAKER [Signature] DATE 11/3/25

SECOND [Signature] DATE 11/3/25

FINDINGS OF FACT FORM
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Your reasons:

(b) Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and to uphold the essential character of the area in which it is proposed.

Your findings: The proposed use... YES Complies Does not comply

Your reasons:

(c) There is a proper relationship between the thoroughfares and proposed service drive, driveways, and parking areas. Locate buildings, outside storage receptacles, parking areas, screen walls and utility areas to minimize adverse effects for occupants of the use and of the surrounding areas.

Your findings: The proposed use... YES Complies Does not comply

Your reasons:

(d) All buildings or groups of buildings shall be arranged to permit emergency vehicles access by some practical means to all sides.

Your findings: The proposed use... YES Complies Does not comply

Your reasons:

(e) Development shall aim to preserve natural resources and will not degrade or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes and woodlands.

Your findings: The proposed use... YES Complies Does not comply

Your reasons: N/A

(f) Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater, or nearby water bodies.

Your findings: The proposed use... YES Complies Does not comply

Attachment 6 November 3, 2025 meeting minutes

Your reasons: _____

(g) Location of buildings, parking, drives, landscaping, and other improvements on the site is appropriate for the lot size and configuration.

Your findings: The proposed use... YES Complies _____ Does not comply

Your reasons: _____

(h) Landscaping, including trees, shrubs and other vegetative material, is provided to maintain and improve the aesthetic quality of the site and the area.

Your findings: The proposed use... YES Complies _____ Does not comply

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Your reasons: _____

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Your findings: The proposed use... YES Complies _____ Does not comply

Your reasons: _____
