

A Regular Meeting of the Otsego Planning Commission was held Monday, July 27, 2020.

Chairman Tom Gilmer called the meeting to order at 7:00 p.m. with the following members present: Robert Alway, Cyndi Trobeck, Paul Mitchell and City Manager Mitchell. Absent: Ric Saucedo, Jayson Ennis, Mark Aldrich and Brent Milhiem.

Member Alway moved to excuse Member Saucedo, Member Ennis, Member Milhiem, and Member Aldrich, seconded by Member Paul Mitchell. CARRIED

The minutes of the May 26, 2020, minutes, were approved as submitted.

I. PRESENTATIONS:

II. PUBLIC HEARINGS:

A. PUBLIC HEARING – REGARDING AN ORDINANCE TO AMEND THE CITY OF OTSEGO ZONING ORDINANCE; TO AMEND SECTION 2.10 DEFINITIONS AND SECTION 3.4 PERTAINING TO THE ACCESSORY BUILDINGS – SINGLE FAMILY ATTACHED RESIDENTIAL.

Chairman Gilmer opened the Public Hearing at 7:03 p.m. Member Aaron Mitchell explained that the amendment would limit the size of a attached garage, based upon the finished square footage of the home.

David Fouch, 359 W. Franklin – asked if the focus of the amendment was on the attached garage and the detached square footage. He asked if a notice was placed on the doors and on the website for this public hearing. Clerk Cronen stated that it was posted on the doors, the website, and in the paper, as required. He commented that the website should be kept up to date.

There being no more comments, Chairman Gilmer closed the Public Hearing at 7:09 p.m.

III. CONSIDERATIONS

A. CONSIDERATION OF A RECOMMENDATION TO THE CITY COMMISSION TO AMEND THE CITY OF OTSEGO ZONING ORDINANCE; TO AMEND SECTION 2.10 DEFINITIONS AND SECTION 3.4 PERTAINING TO THE ACCESSORY BUILDINGS – SINGLE FAMILY ATTACHED RESIDENTIAL

Member Alway asked how important the square footage of the home is in reference to the size of the garage. Member Aaron Mitchell explained that the larger the home the larger the attached garage. Member Alway stated that finished basements would be hard to track. Member Aaron Mitchell explained that this can be tracked by the Assessor if a basement is finished or not, through building permits. Member Alway asked about the sizes mentioned in the packet. Member Aaron Mitchell explained that the numbers in the packet were given as scenarios. Chairman Gilmer commented that this amendment will keep the size of the attached garage appropriate to the size of the house. Member Trobeck moved to make a recommendation to the City Commission to amend the City of Otsego Zoning Ordinance; to amend Section 2.10 Definitions and Section 3.4 pertaining to the accessory buildings – Single Family Detached Residential, seconded by Member Paul Mitchell. Yes – Member Trobeck, Member Paul Mitchell, Member Aaron

Mitchell, Chairman Gilmer. No – Member Alway. NOT CARRIED

Member Aaron Mitchell asked Member Alway why he couldn't support the ordinance amendment as presented, for future reference. Member Alway stated that he was hesitant because the complexity of the argument of what is considered "finished" and that he didn't have a chance to look over the numbers. Member Aaron Mitchell stated that the records are kept by the City Assessor and if a basement was finished without the City's knowledge it would need to be addressed. Member Alway stated that he didn't know if the numbers were right or not, as he didn't read the packet. Member Aaron Mitchell stated that packets with the information were sent weeks ago. Chairman Gilmer recommended that this Zoning Ordinance amendment be brought back to the Planning Commission when there is full membership in attendance.

**Member Alway – addition to minutes at September 28, 2020 Meeting. "Member Alway asked if there were specific problems or issues that needed that proposed zoning amendment. Member Aaron Mitchell explained that there had been size issues with a proposed non-attached garage but not yet with an attached garage, the issues had been resolved using lot set back restrictions."

B. REVIEW AND CONSIDERATION OF A RECOMMENDATION TO THE CITY COMMISSION FOR SITE PLAN APPROVAL FOR 320 N FARMER STREET – USG-OTSEGO PAPER

Member Trobeck asked why the potential building was three feet higher than the ordinance allows. The USG representative stated that the machinery for the building dictates it. He also mentioned that the Cogeneration facility is seventy-five feet in height.

Member Alway questioned if USG – Otsego Paper was prepared with fire equipment. The USG representative responded that the new building will have fire protection, a sprinkler system, and there are hydrants outside of the building.

Member Trobeck moved to recommend that the City Commission approval of the Site Plan for USG – Otsego Paper, 320 N. Farmer Street, as presented, seconded by Member Alway. CARRIED – This motion was withdrawn by Member Trobeck and Member Alway, so that additional provisions could be added to the recommendation.

Member Aaron Mitchell moved to recommend that the City Commission approval of the Site Plan for USG – Otsego Paper, 320 N. Farmer Street, as presented, pending the approval of EGLE's storm water standards, and pending approval of the variance submitted to the ZBA, seconded by Chairman Gilmer. CARRIED

IV. DISCUSSION ITEMS:

PUBLIC COMMENT:

None.

MEMBER COMMENTS:

Member Aaron Mitchell gave an update on the old Allegan Street School.

The meeting was adjourned on motion by Member Alway, seconded by Member Aaron Mitchell.
CARRIED –7:28 p.m.

Angela M. Cronen, MMC
City Clerk