

A Regular Meeting of the Otsego Planning Commission was held Monday, August 22, 2022.

Chairman Saucedo called the meeting to order at 7:00 p.m. with the following members present: Jason Bohl, Jim Misner, Blair Boyce, Wayne Rayburn, Stacey Withee and City Manager Mitchell. Absent: Jayson Ennis, Brent Milhiem.

Member Withee made a motion to excuse Members Jayson Ennis and Brent Milhiem, seconded by Member Misner. CARRIED.

The May 23, 2022, minutes were approved on a motion by Member Withee, and seconded by Member Misner. CARRIED.

I. PRESENTATIONS:

II. PUBLIC HEARINGS:

A. PUBLIC HEARING FOR ZONING ORDINANCE TEXT AMENDMENT – PRIVATE VEHICLE SALES

Chairman Saucedo opened the Public Hearing at 7:02 p.m. Member Bohl asked if the City Commission had discussed the details of this amendment. Member Mitchell stated that the City Commission will consider the recommendation of the Planning Commission. There being no comment, Vice-Chairman Misner closed the public hearing at 7:03 p.m.

B. PUBLIC HEARING FOR ZONING ORDINANCE TEXT AMENDMENT – DRIVEWAYS

Chairman Saucedo opened the Public Hearing at 7:03 p.m., there being no comment from the audience, the Public Hearing was closed at 7:04 p.m.

III. CONSIDERATIONS:

A. CONSIDERATION OF A RECOMMENDATION TO THE CITY COMMISSION FOR A ZONING ORDINANCE TEXT AMENDMENT – PRIVATE VEHICLE SALES

Member Mitchell explained since there are no regulations stated in the Zoning Ordinance regarding the private sales of vehicles it is not allowed. He briefly reviewed the conditions:

1. Vehicle not parked in right-of-way
2. Vehicle not parked in front yard
3. Vehicle parked on an improved surface
4. Vehicle not for sale for more than 14 consecutive days
5. Only one vehicle for sale at one time

Member Mitchell commented that the term “Vehicle” is described in the Zoning Ordinance – including self-propelled, recreation vehicle, trailer, pulling or transporting, etc. Member Misner asked if non-residential properties will be included. Member Mitchell stated that all zoning

districts will be included. A discussion took place regarding the specific conditions and how they would be enforced; what types of items could be classified as vehicles; and if the vehicle has to be owned by the property owner. Member Mitchell answered questions of the Planning Commission. Member Misner moved to recommend the Zoning Ordinance Amendment – Private Vehicles Sales, as presented, to the City Commission for adoption, seconded by Member Withee. CARRIED

B. CONSIDERATION OF A RECOMMENDATION TO THE CITY COMMISSION FOR A ZONING ORDINANCE TEXT AMENDMENT – DRIVEWAYS

Member Mitchell commented that second driveways are another area in the Zoning Ordinance where it is not mentioned, so it is not allowed. He explained that the amendment would be for Single-Two-Family Residential units. He explained the following conditions:

1. Curb cut no more than 24'
2. Must have at least 120' of road frontage for a driveway to an accessory building
3. 2nd driveway must be at least 25' from an existing driveway or intersection.
4. Corner lots.

He explained that these conditions are for safety. Member Bohl asked if someone without an accessory building could get a second driveway. Member Mitchell stated that the driveway has to be used to get to an accessory building. Member Withee asked if existing second driveway will be grandfathered in, Member Mitchell indicated that they would be grandfathered in. Member Rayburn asked if two driveways could be on the same street, Member Mitchell indicated they could be. Member Misner asked if all new driveways will have to be 24', Member Mitchell indicated that they would have to be under 24'. Member Rayburn asked if they don't have 120', they can't have a driveway, Member Mitchell indicated that they could not have a second driveway, and they would have to apply for a variance. Member Bohl moved to recommend the Zoning Ordinance Text amendment – Driveways, to the City Commission for adoption, as presented, seconded by Member Mitchell. CARRIED. Abstain: Member Misner.

IV. DISCUSSION ITEMS:

Member Mitchell stated that at the next meeting USG will have a re-zoning request. He commented that he would like to have the Planning Commission revisit the Electronic Sign Ordinance. Member Mitchell gave an overview of Ken Bleeker's storage building proposed changes of adding a fence and paving the construction access site. He stated since they are considered minor changes, and they meet all requirements, he as the Zoning Administrator can approve the change. Member Withee asked if the City can still access the right-of-way and he indicated that it could be accessed.

I. PRESENTATIONS:

II. PUBLIC HEARINGS:

PUBLIC COMMENT:

Ben Dotterer, 917 Windigo – he thanked City Manager Mitchell and the Planning Commission for recommending the driveway amendment to the City Commission.

MEMBER COMMENTS:

None.

The meeting was adjourned on motion by Member Withee, seconded by Member Bohl.
CARRIED – 7:46 p.m.

Angela M. Cronen,
MMC City Clerk