



CITY OF OTSEGO

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2022 PLANNING COMMISSION YEAR IN REVIEW

The City of Otsego Planning Commission overall had a relatively quiet year. Only a couple of site plan/special land use permit reviews took place. However, there were significant text amendments approved that updated the Zoning Ordinance in multiple ways. They filled holes or corrected regulations that have been neglected or outdated from when they were previously passed.

Site Plans/Special Land Use Permits

241 Helen Ave- This residential property was granted a Special Land Use Permit for the ability to be a 2-unit rental. This development is a success story. The building at one time was ticketed for building violations and an expectation of demolition. However, at that point the property was sold to the current owner. Who was able to gut it down to the studs and renovate the entire building. This is a change in use, as the bottom level was previously a convenience store.

333 West River St.- This is the second and final phase of River Street Storage. This piece of property was previously sold by the City to the current owner. There were many physical obstacles that required attention and solutions to make this plan come to fruition. The end result is 3 additional large buildings to be used for storage units.

Text Amendments

Outdoor Music Venue- The Planning Commission added a Special Land Use permit for an Outdoor Music Venue within the Central Business District (CBD) to the Zoning Ordinance. The permit is set up to have an applicant bring expectations with their event to the Planning Commission. And if that was approved, the Zoning Administrator would be able to approve each event with individual licenses. If the size of the event or other details are not as expected within the permit, the applicant would have to reapply for an additional Special Land Use permit to the Planning Commission.

Private Vehicle Sales- The Planning Commission approved a text amendment to begin to regulate the sales of vehicles on private property. The regulations are broad and allow property owners a lot of flexibility, while also preventing vehicles to stay on the site for more than 14 days and only 1 at a time. This ordinance applies to all zoning districts.

2nd Driveways- Historically there has not been anything within the Zoning Ordinance that regulated driveways for single- and two-family residential units. There are many details related to other districts and site plans provide details for multi-family units. But nothing for simple

single-family residential or duplexes. With that in consideration there was an addition to our Zoning Ordinance that allowed for property owners to have a second driveway to an accessory building if they met the requirements. This was viewed as a starting point. If we find that the community is wanting the regulations opened to other considerations, then this may be reviewed in the future.

Electronic Signs- In 2016 some extensive electronic sign regulations were applied to our Zoning Ordinance. In 2022, they seem out of date and in need of being readdressed. With hopes of staying up to date with technology and community expectations while keeping our business owners happy, we updated those 2016 regulations. In general, it offers more freedoms to businesses to apply for sign permits with electronic lighting.

Master Plan Review

The City of Otsego has been working on scheduling a Master Plan update for the last couple of years. However, COVID has made this impossible. Fortunately, we have been able to secure our consultants schedule for the foreseeable future to complete this project. The process started at the November Planning Commission meeting and will continue into the future. When completed it will be a great asset for the City going forward.

Respectfully Submitted,

Aaron Mitchell
City Manager/Zoning Administrator