

A Regular Meeting of the Otsego Planning Commission was held on Monday, February 27, 2023; 7:00 p.m.

City Clerk Cronen called the meeting to order at 7:00 p.m. with the following members present: Jayson Ennis, Brent Milhiem, Jason Bohl, Wayne Rayburn, Ben Dotterer, Gary Trobeck, Stacey Withee and City Manager Mitchell. Absent: Ric Saucedo.

Member Withee made a motion to excuse Member Ric Saucedo, seconded by Member Milhiem. CARRIED.

Clerk Cronen opened the floor for nominations for Chairman and Vice-Chairman. Member Rayburn moved to nominate Brent Milhiem, as Chairman, and Ben Dotterer as Vice-Chairman, seconded by Member Trobeck. CARRIED

On a motion by Member Withee, seconded by Member Trobeck, the December 27, 2022, minutes will stand as submitted.

I. PRESENTATIONS:

II. PUBLIC HEARINGS:

A. PUBLIC HEARING FOR A SPECIAL LAND USE PERMIT FOR AN OUTSIDE MUSIC VENUE – 129 EAST ALLEGAN STREET, MAUDE’S LLC

Chairman Milhiem opened the Public Hearing at 7:03 p.m. Mr. Mark McPherson gave a brief overview of the venue and the tentative events and times. There being no public comment, the Public Hearing was closed at 7:05 p.m.

III. CONSIDERATIONS:

A. CONSIDERATION OF THE RECOMMENDATION TO THE CITY COMMISSION FOR THE APPROVAL OF A SPECIAL LAND USE PERMIT FOR AN OUTSIDE MUSIC VENUE – 129 E ALLEGAN STREET, MAUDE’S LLC

Member Mitchell gave an overview of the Special Land Use Permit that was submitted by Mr. Mark McPherson, Maude’s LLC. Member Mitchell explained that there are subjective items such as, the sound; cleanup; staff; and the size of the events. Member Mitchell commented that he trusts Mr. McPherson and feels comfortable working with him regarding the subjective items. Mr. McPherson explained the aesthetics, fencing, bathrooms, no alcohol outside of the gate, must be twenty-one and over to enter event venue, lighting, and other events such as cornhole tournaments on non-event days.

Member Mitchell commented that this will be a one-year permit, as there is not a permanent site plan in place. Mr. McPherson agreed to the one-year permit. Chairman Milhiem commented that he is concerned about the roads aesthetics and what it is going to look like on a daily basis. At this time, Mr. McPherson explained the fence that is in place and the stage with a lean-style roof, with an approved wall sign on the road side.

At this time, a lengthy discussion took place on the following:

- Parking
- Trailer Parking for the bands
- Who will take complaints – City Manager Mitchell and Mr. McPherson will communicate with each other.
- Use of Social District
- Food options
- Security
- Exit points
- Emergency Weather Plan – no rain dates

Member Withee moved to recommend to the City Commission the approval of the Special Land Use Permit for an Outside Music Venue at 129 East Allegan Street, Maude's LLC, as presented, seconded by Member Ennis. CARRIED.

IV. DISCUSSION ITEMS:

A. MASTER PLAN

Member Mitchell gave an update on the Master Plan Survey and where it has been recently placed and where it will be published. He stated that data is now being gathered for the Master Plan. Member Bohl asked if the Master Plan update had to be completed this year. Member Mitchell commented that it is a twelve to eighteen month process. Chairman Milhiem asked that comments be sent to Lori.

B. HOUSING STUDY

Member Mitchell stated that the Housing Study was presented at the last City Commission Meeting, which contained very informational data that will potentially be used by the Rock-Tenn developer and other developers.

PUBLIC COMMENT

Brittany Hill, 123 S Fair Street – she asked how to motivate downtown businesses to be open. She commented that downtown businesses are never open. She asked if this was something that could be put in the Master Plan – to motivate owners to at least be open ten hours a month. She commented that she tries to participate every week in the meetings and it is a frustration, and she doesn't know where to go. Mitchell commented that he agrees that it is frustrating when businesses are not open. Member Withee stated that we can't create a demand for them be open. Member Bohl commented that the outdoor music venue is a start. Member Withee stated with the development of Rock-Tenn will also help. Member Rayburn asked if aesthetics of the buildings could be addressed. Member Mitchell stated yes, with a blight ticket, if that is needed.

ADJOURN

The meeting was adjourned on motion by Member Trobeck, seconded by Member Bohl.
CARRIED – 8:12 p.m.

Angela M. Cronen, MMC City Clerk