

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

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

On a motion by Member Withee, seconded by Member Trobeck, Member Ennis and Member Saucedo were excused.

On a motion by Member Trobeck, seconded by Member Rayburn, the October 23, 2023, minutes will stand as submitted.

I. PRESENTATIONS:

II. PUBLIC HEARINGS:

III. CONSIDERATIONS:

IV. DISCUSSION ITEMS:

A. HoM FLATS

Member Mitchell stated that Magnus had just completed a project in Indiana and the Otsego project is slated to be next in 2024. He commented that Magnus representatives will be coming to the upcoming meeting and they want to answer questions of the Planning Commission. Member Mitchell explained that the Planned Use Development (PUD) plan that they will be submitting will be comparative to the Bayberry PUD. Member Mitchell read a letter from Magnus to the Planning Commission.

The following items were discussed:

- Magnus retains ownership of their properties.
- Reconstruction of Helen Ave. (Road & Sidewalks)
- Drain Culvert
- Utilities – Water & Sewer
- Various amenities for their residents
- Different options for how taxes/payments will be made to the City. Possible Pilot Agreement and Municipal Service Agreement. It was noted that the City Commission will make the final decision. Member Mitchell also commented that the other residents of the City will be “looked out for”
- Capacity of the Sewer System – the current facility can handle the additional use.
- Attorneys will be involved in all discussions and agreements.
- Member Mitchell reminded the Planning Commission of their role and questions that can legally be asked during the Site Plan process.
- Next steps.

PUBLIC COMMENT

David Fouch, 359 W Franklin – he asked if regulatory permits had been issued for the permit to bore under the river? Member Mitchell stated that the City has not applied for a permit from EGLE to-date. Mr. Fouch asked if there is any movement on the sale of the City's other properties – Member Mitchell stated not at this time. Mr. Fouch stated that the City is already told everyone that a new fire truck is needed. Member Mitchell stated that it is still needed and it can be discussed with the new developers.

ADJOURN

The meeting was adjourned on motion by Member Mitchell seconded by Member Trobeck.

CARRIED – 8:02 p.m.

Angela M. Cronen, MMC City Clerk