

Minutes of the January 23, 2019

Otter Lake Planning Commission

(Public Hearing)

- I. Meeting called to order at 7:00 p.m. by acting chair Lerma.

Present: Ana Lerma Jackie Roberts Carol Ginder Chris Skias
Administrator Gill
Absent: Brian Woodworth

- II. Declaration of Conflict of Interest by Commissioners: None

- III. Public Hearing:

Property owner Jerry Lennox, 6267 Payne Street, parcel 047-637-016-00, requested his parcel be rezoned from L-1 (Light Industrial) to R-M (Multiple Family Residential) in lieu of R-3 (Single Family Resident). This parcel currently contains three (3) dwellings.

Motion by Lerma, support by Roberts to close the public hearing at 7:14 p.m. Motion carried with all yeas.

- IV. New Business:

Merits of rezoning parcel 047-637-016-00, 6267 Payne Street, to R-M in lieu of R-3 were discussed. As the parcel currently has three (3) dwellings the R-M zoning classification would be a closer fit, however the property would still remain a non-conforming use and any changes would require variances.

Merits of rezoning parcel 047-656-001-00, 6372 Detroit Street (original village bank), to R-3 were discussed. It was the consensus of the commission not to recommend rezoning this parcel at this time. The parcel currently is vacant and in the possession of Lapeer County for unpaid taxes. The commission would prefer to discuss the future of this property with an actual property owner.

See attached motion.

- V. Motion by Lerma, support by Skias to adjourned meeting at 7:42 p.m. Motion carried with all yeas.

Public Hearing
January 23, 2019

Motion by Lerma, support by Roberts to recommend that the Otter Lake Village Council rezone the following properties from C-1 (Local Business) or C-2 (General Commercial) to R-3 (Single Family Residential);

047-654-001-00	6391 Detroit Street
047-654-003-00	6379 Detroit Street
047-655-006-00	6398 Detroit Street
047-655-007-50	6392 Detroit Street
047-656-003-00	6364 Detroit Street
047-623-105-00	6350 Detroit Street
047-623-104-00	6342 Detroit Street
047-625-002-00	6336 Detroit Street
047-625-002-50	6330 Detroit Street
047-637-013-00	6322 Detroit Street
047-637-012-00	6316 Detroit Street
047-625-101-00	5992 Lake Road
047-637-018-00	5993 Lake Road
047-637-014-00	5975 Lake Road
047-637-017-00	Lake Road and Payne Street

And the following property from L-1 (Light Industrial) to R-3 (Single Family Residential);

047-637-017-00	6295 Payne Street
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And the following property from L-1 (Light Industrial) to R-M (Multiple Family Residential);

047-637-016-00	6267 Payne Street
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Motion carried with all yeas.

Minutes of the February 6, 2019

Otter Lake Planning Commission

I. Meeting called to order at 7:08 p.m. by acting chairman Miller.

Present: Ana Lerma Chris Skias Carol Ginder Administrator Gill
Absent: Brian Woodworth Jackie Roberts

II. Minutes:

Minutes from the November 7, 2018 and January 23, 2019 meetings will be presented at the May meeting.

III. Approval of Agenda: As presented

IV. Declaration of Conflict of Interest by Commissioners: None

V. Plan Reviews: None

VI. Old Business: None

VII. New Business:

Presented and reviewed copies of the zoning ordinance with the new members.

VIII. Public Comment: None

IX. Motion by Lerma, support by Skias to adjourned meeting at 7:48 p.m. Motion carried with all yeas.

Minutes of the February 20, 2019

Otter Lake Planning Commission

(Special Meeting)

- I. Meeting called to order at 7:00 p.m. by acting chair Lerma.

Present: Ana Lerma Jackie Roberts Carol Ginder Chris Skias
Administrator Gill
Absent: Brian Woodworth

- II. Declaration of Conflict of Interest by Commissioners: None

- III. Site Plan Review:

Rhythm Rodders, 5635 Genesee Street, parcel #047-614-001-05: Rhythm Rodders requested to construct a 14 ft by 32 ft addition to the east end of their existing building. Proposed addition meets all zoning requirements except for total allowable square footage for an accessory building. Allowable area is 1,246 square feet, proposed building is 1,664 square feet. As the building is compatible with the surrounding neighborhood, the size of the site and location of the existing accessory building allows a future home to be built on the site, it is recommended that a variance for the additional area be granted.

Motion by Roberts, support by Skias to recommend to the Village Council that a variance be granted for the additional 418 square feet requested over the allowable. Yeas – Roberts, Ginder, Skias. Nays – Lerma (objected to the noise created by some of the members vehicles). Motion carried.

- IV. New Business: None

- V. Motion by Skias, support by Ginder to adjourn meeting at 7:32 p.m. Motion carried with all yeas.