

**Planning Commission
Village of Otisville**

Regular Meeting

August 27, 2024

The meeting was called to order at 7:01 p.m. by **Ken Banyas** in the Tom Bess Jr. Council Chamber.

PRESENT: Ken Banyas, Gary Natzke, Rick Ferguson, Charlie Daenzer, Steed Mills, Deb Schultz-Pawlosky, Dave Tatrow and Kathy Martini

ABSENT: Robert Jennings, Kelly Mercer

AUDIENCE: None

Motion was made by Gary Natzke and supported by Steed Mills to accept the agenda as presented. ALL YEAS. Motion Carried.

Motion was made by **Rick Ferguson** and supported by **Steed Mills** to accept the meeting minutes for May 28, 2024 as presented. ALL YEAS. Motion Carried.

Motion was made by **Gary Natzke** and supported by **Rick Ferguson** to send a letter to 181 S. State regarding the site plan for the fence within the next 2 weeks and to make sure the penalty of \$100 dollar fine or 90 days in jail and to respond back to the Village within 30 days.

Motion was made by **Dave Tatrow** and was supported by **Deb Schultz-Pawlosky** to have a Planning Commission meeting every month. ALL YEAS. Motion Carried

Old Business:

181 N State -Fence

NEW Business:

Wedding Venues – Tabled to September 24, 2024 meeting.

Communication from Audience: None

Communication Between Board Members:

Dave Tatrow – Fence at 181 N. State. A fence is required, as it is a law. It is the Village's fault for allowing no site plan or plot plan. The parking lot does look much better then looking at a burnt building, however it is a done deal. We need to be business friendly and maintain the ordinances and enforce by law of the ordinances. The fence needs to be the length of the property.

I have attending several meetings with the Village, Fire Department, JC's and Lions and I do not particularly like going to meetings. However, in order to get things accomplished, the Planning Commission needs to meet every month; not just the required 4 meetings per year in order to understand what zoning is all about and to be a functional board. We need to get back to running the Government. 115 W. Main has no parking, so who could make it a viable business.

Rite Aid and Family Dollar are empty and can be a future use for parking spaces. We need municipal parking spaces.

Gary Natzke – Tested the parking lot and it does drain to M-15.

Steed Mills – It can also be a row of trees. **Dave Tatrow** it can be a green build.

Rick Ferguson – Conlee's contracted a fence company for the lot next to their business and Rowe Engineering on the drainage situation. They are going to flatten the soil. 115 W. Main went to court and was supposed to get a site plan. The owner did not get a site plan and started repairs. Keith Pyles issued a work stoppage order, the owner continued to work on the property and Keith Pyles issued another work stoppage order. The front siding the owner replaced is not close to the building and they filled it with caulk to make it look nice, however it is not up to code. The back of the building the owner puts blocks and then bricks on top, however what is the block on top of? The owner is due back in court on September 5, 2024.

Deb Schultz-Pawlosky – Send a letter regarding the fence to 181 S. State with the penalties and a 30-day response time. We need to follow ordinances, rules and the charter.

Been on the DDA Board for 32 years and do not have enough meetings. We have about 125K to spend each year.

Can DDA purchase properties and or buildings to refurbish and put up for sale for profit or make parking lots for the businesses in the DDA? Would like to purchase 139 S. State and 102 E. Main for parking lots. This would help Arlene's Diner and Subway.

Dave Tatrow - Not sure if 102 E. Main would be viable for a parking lot as it was a fuel oil depot. It was Beckwith Oil. I worked with John Axe from Gross point for bonds, but he may not be in business.

Motion was made by **Dave Tatrow** and supported by **Gary Natzke** to adjourn meeting at 7:57 p.m.

Kathy Martini

Kathy Martini, Recording Secretary