Otsego Lake Township Planning Commission
Approved Minutes for February 5, 2026
Planning Commission Meeting
Meeting Location- Otsego Lake Township Hall

Call To Order- Chairperson Miller called the meeting to order at 7 PM.

Roll Call: Present- Al Blackburn, Josh Carlson, Nora Corfis, Tim Miller, Denise Pallarito (Twp. Bd. Member), Leo Sensabaugh.
Excused- Tom Totten

One member of the public also present

Pledge of Allegiance: Led by Chairperson Miller

Public Hearings: None

Persons Requested By The Commission To Attend This Meeting: NEMCOG Regional Planner/Representative

Conflict Of Interest: Do Commissioners Or Any Commissioners Feel Other Commissioners May Have A Conflict On Any Matter Addressed On This Agenda? None noted.

Housekeeping Business:
1. Next Planning Commission Meeting to Be Determined
   Next Scheduled is March 5, 2026

Public Comments, Communication Concerning Items On The Agenda And Additions To The Agenda: Correction to tonight's agenda regarding approval of minutes- corrected typo of January 8, 2025 to read January 5, 2026. Al Blackburn requested to table the discussion to review Planning and Zoning Enabling Acts and The Open Meeting Act to allow time for the Master Plan review. Chairman Miller agreed to table the discussion until the Master Plan waiting period occurs. Al Blackburn reported he was informed the Budget Request for the Planning Commission for Fiscal year 2026 submitted to the Township Board for salaries was underestimated. Discussion followed if the Planning Commission salaries were being charged to the MSHDA Grant provided the Master Plan was discussed at the monthly meetings. Chairman Miller will contact Clerk Brown to request a balance summary/ spend rate for FY 2025 Planning Commission.

Approval of Minutes of January 6, 2026: Leo Sensabaugh made a motion to accept the minutes as presented. Josh Carlson seconded the motion. No discussion. A voice vote was taken and passed unanimously.

Unfinished Business and reports:

1. Draft Master Plan review / internal comments.
Unfinished Business- Water Quality Discussion- Al Blackburn reported he requested water quality results for any testing that has been done by the County. Tim Miller reported the Michaywe development is required to be tested. Other areas of the county MAY have been tested and additional follow up will continue.

2. Micro Housing- Discussion followed reviewing current language on the Master Plan Draft and the potential to request rezoning areas in the Township.

3. Extensive review of the Master Plan Draft followed. Additional comments and revisions were suggested to prepare the final draft.

Tim Miller made a motion to recommend the Otsego Lake Township Master plan Draft be submitted to the Township Board for their review and distribution for required public comment, to include comments and revisions made this evening, February 5, 2026. Leo Sensabaugh seconded the motion. Discussion followed. A voice vote was taken and was approved unanimously.

New Business- None.

Otsego County Planning Commission- Nora Corfis provided a County Planning Commission update

Nora Corfis was excused at 8:41 PM.

Public Participation; Al Blackburn reported he received confirmation from the Otsego County Road Commission Manager the Rail Road crossing at Mancelona Rd. and Old 27 is on the docket to be repaired in the spring, 2026. This is a joint project with the Rail Road, MDOT, and the County Road Commission. Al Blackburn stated as a member of the public he questioned the PC Secretary stipend vs. how Board or Commission secretaries were paid previously. Randy Stults responded it was likely an oversight.

Reports, if any, Regarding Planning and Zoning From Each Member Of The Commission: Al Blackburn reminded members there is still time to request registering for the MTA "Navigating Data Control Center Impacts" webinar on February 18th. There is also a MTA webinar "Wait, Can I get In Trouble for That" available on line. Members must submit a request to Chairman Miller to inform Clerk Brown of the request to attend. Al Blackburn summarized 2025 average length of PC meetings held. Al Blackburn requested verification individual PC Member contact information is current. All members stated no change.

Township Board Representative- Denise Pallarito provided a Township update.

Otsego County Zoning Board Of appeals- Tim Miller stated nothing to report.

Chairperson Miller adjourned the meeting at 8:46 PM

Respectfully submitted,

Al Blackburn, OLT Planning Commission Secretary

Minutes approved as presented at the May 7, 2026 meeting