

**OTISCO TOWNSHIP ZONING BOARD of APPEALS**  
*Special Meeting*

**MINUTES for September 6, 2022**

**Members Present:** Glenn Geiger – Board Member, Laura Staats – Secretary  
Also present: Desmond Pike -Township Supervisor; Larry Mercer – Zoning Administrator

**Call to Order:** Laura called the meeting to order at 7:10 p.m. The Pledge of Allegiance was recited. Laura asked that Glenn Geiger run the meeting.

**Agenda:** Land splits

**Approve Minutes:** No minutes from the previous meeting were available.

**Board Reports:**  
**Zoning** No Reports were given.

**Old Business:** None

**New Business:** Land Division Appeal by Greg Brown

Mr. Greg Brown talked through the request to split individual acre parcels from the two parcels of the properties 34-130-021-000-075-15 & 34-130-021-000-075-01 off the Parent Parcel numbered # 34-130-016-000-256-10. Mr. Brown offered to answer any additional questions about the land split.

Mr. Brown went through his plans for the property, he explained that he is talking about dividing off the existing farmhouse and farm buildings in the front acreage of 5803 Whites Bridge Road from the 170+ acres that he purchased. He plans to sell the farmhouse and has a potential buyer who will raise llamas there, and split six other lots across the road frontage on Whites Bridge Road, plus three on Gold Lake Road just around the corner. In addition to three more at the water's edge at Gold Lake, on Gold Lake Road, keeping the other land there as rural farmland. Ionia County has approved ten driveways for access on Whites Bridge Road to the proposed properties. The open farmland behind the homes along Whites Bridge Road has been placed under PA 260. Which is Public Act 260 which protects the taxable value on farmland from rising to the State Equalized Value (SEV) when farm property is transferred, so long as the land remains for agricultural use. Mr. Newland, a local farmer, has been contracted to farm the land at this time.

The Township has a Land Division Ordinance from 2006 which puts the decision for the land split in the office of the Zoning Administrator to determine if it meets the Township's ordinances, guidelines, deed restrictions, and special uses. No additional land splits can be made for ten years. The adjacent airport is not a public airport, and is available only to Greg Brown and his guests and is limited to 12 takeoffs and/or landings combined in any 24-hour period. Any deviation from farming will require a variance to be granted. All ZBA Board decisions are final.

**Public Comment:** Concerns that were expressed were easements for access to the airstrip from six homes sites homes that may be built along Fish Road that parallel the landing strip, and possible noise from the departure and arrival of planes. The desire to save farmland in our rural community was also expressed.

**ZBA Member Comment:** None

Motion to adjourn was made and seconded at 7:45 PM.

Respectfully Submitted,  
Laura J Staats