

**ONEKAMA TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING**

**THURSDAY, NOVEMBER 20, 2008**

The meeting was called to order at 7 p.m. by Chairman Dan Behring.

The Pledge of Allegiance was said.

Members present: Dennis Wickstrom, Vice Chairman Jim Mrozinski, Secretary Rudy Gross, Roland Clement, Phil Joseph, Jon Phillips. Also present: Zoning Administrator Dana Schindler and Recording Secretary Mary Lou Millard.

**CONSENT AGENDA: Motion** by Gross, second by Joseph to accept the minutes of the Thursday, October 16, 2008 minutes as presented. Motion carried.

**ITEMS TO BE ADDED TO AGENDA:** Idea for new housing development, under New Business.

**PUBLIC COMMENT:** None.

**TOWNSHIP BOARD REPORT:** Clement reported that Mary Reed, of the PLA Phragmites sub-committee, announced that a joint meeting of the township and village is set for Wednesday, Dec. 17 at 1 p.m. at Farr Center. The meeting, with a visual report, will provide full findings on the milfoil and phragmites on the lake. Clement said the group will bring recommendations on funding and a legal approach to the boards. He said it is an important informational meeting for the township and village. Clement reported the township board also: discussed an offer from Wendell Brooks Jr. to purchase and install fire rings for the Turn-Around beach, agreed on how to proceed on the Dirksen/Brown area so that there is a definite jurisdiction in that area; agreed to request a cost estimate for informational, preliminary sketches for the township building; asked the zoning ordinance committee to take a detailed look at the ordinance with regard to wind generation.

Behring gave Clement samples of wind turbine ordinances which he drew up from reviewing several ordinances and asked the zoning ordinance committee to include these for consideration.

**ZONING ADMINISTRATOR'S REPORT:** Schindler's report for October: 1 Land Use Permit approved; 1 Land Use Permit denied; 2 permit complications; no Special Use Permits, ZBA hearings or land divisions; 3 violations pending; 1 violation resolved, Padden issue resolved because the County Prosecutor declined prosecution indicating state and township documentation did not show sufficient intent; County Planner Review and Advisory Committee

Meeting included in report .The report was received and placed on file. Schindler also said it was the consensus of the township board that the Portage Lake Association (PLA) pursue getting an MDOT permit for the “Welcome to Onekama” sign on M-22. She said there is no indication on the permit or from the ZBA hearing that the township would retain liability, so at this point PLA needs to get the MDOT permit. Clement said Clerk Helen Mathieu was instructed to seek clarification on the potential liability issue for the township.

Behring asked the zoning ordinance committee to develop a procedural plan for a main building and an accessory building, and recommend this as a policy until such time that if/when a joint planning commission and zoning board of appeals be organized, the policy may be re-visited. He also asked that this be made as a recommendation to the township board.

Schindler also reported on a ruling in Filer Township by Judge Danielson who found a property owner in contempt of a District Court Order to remove steps to the beach that were constructed without a Land Use Permit in an area zoned by the township as High Risk Erosion (not DEQ HREA designation). Behring referred to an article in “Filling the Gap” booklet in which the article said the DEQ can't be responsible for all issues, the township has to take responsibility.

Schindler also gave a brief summary of the Village Council meeting.

**ZONING ORDINANCE REVIEW & DEVELOPMENT:** Clement reported the committee will meet Monday, Nov. 24 at 2 p.m. to set up an agenda and prioritize the list in view of a possible joint planning commission.

**JOINT PLANNING COMMISSION:** Behring reported the Joint Master Plan Committee decided to pursue the idea for a joint planning commission. A leadership committee meeting is set for Wednesday, Dec. 17 at 5 p.m. in Farr Center. This will be followed by a public hearing on the joint planning commission proposal at 6 p.m. Behring said the goal is to get the new commission established by January, which would then work on combining ordinances, setting up by-laws, etc. The 9-member commission would be composed of four township members and four village members. The ninth member would not have to be a resident. Behring said until a new ordinance would be developed the commissions would rely on the current township and village ordinances. When this commission is approved, creating a joint zoning board of appeals could be considered.

**NATURAL RESOURCES IDENTIFICATION:** Joseph reported he is continuing to review more information. He reported that he and Phillips finished the Citizen Planner sessions and praised the sessions for the information they provided.

The group discussed the Gerald Gulea property and filling what is part of a wetland. The DEQ sent notice of a hearing seeking public comment by the first week in December. Clement suggested the planning commission send a letter to the DEQ pointing out that part of the master

plan and watershed project is to protect remaining wetlands adjacent to the lake. **Motion** by Clement, second by Joseph to go on record negative to not being in support of filling the wetland on the Gerald Gulea property. Motion carried. Behring will consult with Supervisor David Meister and draft a letter to send to the DEQ. Behring asked Joseph to take the letter and the DEQ notice to the watershed committee for its information.

**DEVELOPMENT STANDARDS:** No chairman.

**PUBLICATIONS, PUBLIC INFORMATION:** No chairman. Behring said the joint Master Plan website is [www.plan-onekama.org/](http://www.plan-onekama.org/).

**PHRAGMITES ORDINANCE:** On hold. The sub-committee hopes to make a recommendation to include both milfoil and phragmites, and hopes to create a special assessment district to pay for eradication of these species.

**JOINT MEETING WITH TWP. BOARD:** On hold until further notice.

**DO'S AND DON'TS LIST:** Put on December agenda.

**BY-LAWS:** On hold until further notice.

**JOINT MASTER PLAN MEETING:** A public meeting is scheduled for Tuesday, Nov. 25 from 5-8 p.m., in an “open house” setting at the Farr Center. Stations will be set up so visitors can review ideas and ask questions of the person at the station.

**GAS AND OIL PROCESSING PLANTS AND PIPELINE TRANSPORT:** Behring distributed reading material on this topic. It will be on the December agenda.

**LANDFILL PROTECTION ZONING:** Phillips reported that he looked at several townships and found no ordinances nor were there any found in the state on-line. There is no local zoning. A township cannot regulate or operate a solid waste facility but it can possibly regulate roads going to it. However, this has to be if a county solid waste plan is in existence. The DEQ has the exclusive permit on design and use of a landfill. The public can only go to a public hearing and raise concerns. So far there is no zoning for Manistee County. He will contact the DEQ for further informatin.

**ADAMS AND OUTLOT 6 Road (Midway Ave.):** Schindler said the land has been surveyed and the drive does go on the easement.

**REVIEW OF ORDINANCES ON STORAGE OF REC. EQUIPMENT AND AUTOMOBILES ON RESIDENTIAL LOTS:** Tabled until the December meeting. A sample ordinance was distributed for study.

**DECEMBER MEETING:** A reminder that the December meeting is Thursday, Dec. 11.

**WATER RECHARGE:** Tabled.

**RURAL BY DESIGN:** Behring said that certain neighborhoods are unique in Onekama. Planners should take a look and think about zoning beyond land use and zone for the character of the neighborhood. They were encouraged to go the website and get more information on this new type of zoning, called “form-based zoning”.

**NEW HOUSING IDEA:** Wickstrom said if there is any space for future development, how about combining a program for the builder and offer strategic advantages, like preserving open space. Where there is an area that could accommodate a big wind turbine for at least 25 homes, offer this as a concept for builders to incorporate new energy systems in exchange for building energy efficient homes on smaller lots .

**PUBLIC COMMENT:** Comments of thanks received from Mrozinski for the memorial to his mother.

**CORRESPONDENCE:** Response received from County Planning Commission Chairman Karl Waitner regarding the township letter on the County Master Plan.

**ADJOURN:** 9: 07 p.m.

Submitted by

Mary Lou Millard

Recording Secretary

---

Dan Behring, Chairman

---

Rudy Gross, Secretary