

VILLAGE OF ONEKAMA PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 5, 2014

Call to order at 12:15 p.m. Members Present: Sandy Beauvais, Bonnie Miller, Bob Hall, and Alice Hendricks. Also present: Rudi Milasich at 1:00 p.m.

Bonnie Miller stated that an agenda should be prepared and made available prior to each meeting. Those present agreed. Bob Hall informed us that is a responsibility of the secretary.

Discussion regarding new laws concerning The Right to Farm Act and how it relates to our village and farm markets and sale of other items on one's property. We need to review our proposed ordinance and see if we are in compliance.

The main project for today's meeting was to review the draft revised ordinance submitted to attorney Chris Bzdok for his review, as well as reviewing his summary. Ruth Hudson, Village Clerk informed the group that his bill for the work done by his firm is \$5,711.00. While working with the document we became aware that two individuals provided the comments, CB and KR.

Zoning Administrator, Bob Hall provided his comments regarding the attorney's Detailed Comments. He indicated that he felt the comments were appropriate and over all, on point Bob's comments follow.

#3	1014	Are the notes contrary to federal laws - need to review
#8	4003, 5003	Note specific uses needed ye,. Need blanket statement per attorney.
#9	Communications	Comment regarding requirements
#13	Site plan Review	And site plan approval
#14	Revoking permits	Agree to take recommendation.
#15	Escrow	We should increase our flexibility in the ordinance
#16	9806 Violations and Penalties	We have ordinances concerning violations separate from the zoning ordinance. Bob Hall will review this.

Comments from CB and KR regarding our draft zoning ordinance.

104	Scope	New language. Remove "agency" end of line 4
501	Accessory Building or Structure	Keep the language re: carports
	Board	Continue using Zoning Board of Appeals not ZBA.
	Carport	Delete
	Dock	Remove Dec 1 dock removal requirement
	Dwelling – C	Leave as is.
	Environmental Assessment	Make changes
	Home Occupation	Add "the" to line 3
	Junk	New definition. Add "and used for its intended purpose"?

1005	Water/Sewer	Add some language regarding requirements of village residents to connect to the sewer within a certain distance from the line.
4002 & 4003	Pg 26	Use attorney's suggestions.

Rudi joined the meeting and reminded us that we need a chairperson for the Planning Commission. Motion by Alice Hendricks, second by Sandy Beauvais to have Bonnie Miller elected chair. Motion carried.

Attorney Bzdok's bill was discussed. It was more than we expected.

Review of Bzdok's letter and suggestions. Rudi

604	125,364 -State Statute	
9603 & 9607	ZBA	Requests of interpretations. Need real facts not a "naked request"
9607	Pg 60	Do over. Do not delete as suggested. Rudi will revise
102 &103		Ordinance to be based on the Master Plan. Specificity is not there.
8606	Site Plans Pg 48	Put specifics in it. Engineering needs. See pg 2. Need language from Bob.

Rudi indicated we need to widen the scope of the Planning Commission with expertise in planning.

Bob's comments should be strongly considered regarding revisions of the attorney's review.

8606 K &N	Soil Erosion & sedimentation	See pg 2 of attorney's suggestions - Water Quality Protection. Revise and update to include water run off. Protection of the Lake is necessary. Storm water runoff is important as well as fertilizers used on yards etc.
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Resume Review of Attorney's Comments

104	Scope	See above
		Do we want the PC involved with Land use permits Special Use Permits and Site Plans or with discretionary approval of ZA where and when appropriate.
101	OK	
102		Consistent use of Village Council
103	OK	Line 4 Except ??
104	OK probably	Go with attorney. Covenants and zoning laws. Remove "agency".
105	OK	

501	Comment KR 9	Definition
	KR 10	??
	KR 11	Accessory use created – split our. Carport keep definition.
	KR 12	Board of Appeals – keep Board
	KR 13	Delete and keep ours
	KR 14	Move to residential district 4002 C4 and 5002 G 4 same as above.
	KR 15	Leave as is
	CB 16	OK
	CB 17	OK
	KR 18 & 19	OK
	KR 20	?
	CB 21	? Large issue
	KR 22	Consult with Bob
	KR 23	Review item #5 in letter ?? pg 17
	KR 24	See notes
	KR 25	OK to repeat twice – emphasize as it is important.
		Riparian Buffer Strop ALICE REVIEW
	CB 26	Reject
	CB 27	No
	CB 28	Talk with Bob.

Next meetings

February 11 at 11 am where we will start on page 11.

and February 19 at noon

The meeting adjourned at 3:40 pm.

Respectfully submitted

Alice E. Hendricks