

VILLAGE OF ONEKAMA PLANNING COMMISSION  
MEETING MINUTES  
SEPTEMBER 18, 2013 11:30 am

Call to order by Chairman Ken Bauer at 3:10 pm

Members Present: Ken Bauer, Bobbie Miller, Sandy Beauvois and Alice Hendricks. Also present: Bob Hall, Village Zoning Administrator.

Minutes of Sept 4, 2014 meeting: Motion by Bonnie Miller, second by Sandy Beauvois, to accept the minutes as presented. Motion carried. Note: In the future it would be a good idea to mail, as well as e-mail, minutes to the commission members and include the Village President, Village Clerk, and members of the Village Council.

The project for this meeting is to start reviewing the proposed changes to the Zoning Ordinance as prepared by the Ad Hoc Zoning Committee and revisions prepared by Rudi Milasich received 9/18 via e-mail. The committee reviewed Article 1 Title, Purposes and Legal Clauses and Article 5 Definitions. Below are their comments and recommendations. With Definitions (503) the members addressed the terms with which there were questions or discussion needed from the document provided by Rudi. That document contained language from the existing zoning ordinance and what has been suggested for the revised ordinance.

Article	Discussion	Y/N
101	1 <sup>st</sup> line delete "Permanent"	Y
102 C	Lines 1-3 - Do not delete	Y
103, 104, 105	OK	
501	Line 3 Do not delete: "The word "shall" is always mandatory and not merely permissive."	Y
502	OK	
503 Building Envelope	Discussion if to keep this definition or not as the term is not used in the ordinance. Decision was to eliminate it???	
503 Carport	Double check 1011 – very strict see E OK	
503 Dwelling	Line 3 sp. provide living	
503 Easement	Deletion OK as it is not used in the ordinance? No. Do not delete. Keep it in as it can refer to site plan.	
503 Massage Parlor	Do not delete. Keep it in	
503 Parcel Measurements	Need to add illustrations	
503 Substantial or Significant Portion	This is a new term and group wants to work on this	
503 Village Council	Do not delete - definition needed	
503. Wetland	Keep for the time being - needs research for a revision	
503 Yard	Need to add illustration(s)	
503 Yard A	Need to re-define. (Bob H.)	
503 Yard C	Line 2 "the water's edge" need to revise, review and add " Ordinary High Water Mark of 580. feet"	

**Please note** there is a 1 1/2 hour Planning Commission Training session Thursday October 17 at the Manistee City Hall. The focus will be on incorporation of wildfire language into zoning ordinances. If are interested ask Ruth to call 889-4277 ext 11 to register. I do not know what the cost is but the village will take care of that.

**NEXT MEETING – WEDNESDAY OCTOBER 2ND AT 3 PM - 4:30 PM.** At that time the committee will review Articles 10 and 18.

Respectfully submitted,  
Alice E. Hendricks