

Monday, March 27, 2023, 6:00 P.M.
VILLAGE OF ONEKAMA
PLANNING COMMISSION MEETING MINUTES
5283 Main Street, Onekama, MI (231) 889-3171

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Planning Commission members present: Christopher Forth, Deborah Storms, Susan Halloran, Joe Suchocki. Wendy Kamaloski was not present.

ACCEPT/AMEND THE AGENDA

Approval of agenda: Debby moved & Susan seconded; all approved.

APPROVAL OF MEETING MINUTES

Approval of 2/14/2023 meeting minutes: Debby moved & Susan seconded; all approved.

PUBLIC HEARINGS

Mike Szokola - County Planning presentation of changes to Commercial Residential. Primary proposed changes: in the Commercial Residential district, add bed & breakfast, hotels, boutique hotels, boarding houses, and eating and drinking establishment uses and definitions, with language consistent with state law (COMMUNITY CONVENTION OR TOURISM MARKETING ACT; Act 395 of 1980); in the residential district add rooming/boarding establishment; modify parking requirements; modify sidewalk requirements; modify lighting ordinance.

After allowing public comments, the Planning Commission voted unanimously to approve the amendments and recommend approval at the April 19th Council meeting.

PUBLIC COMMENTS

Debby Storms asked if the amendment would include food trucks, and Mike Szokola said they would be included under Section 1 – Definitions addition for Eating and Drinking Establishments.

Kim Mihalik asked why the amendment did not include short-term rentals in the residential district. Mike Szokola explained that the amendment was only applicable to the commercial district because of existing motels and hotels that are in the commercial district. He said short-term rentals were not currently permitted in the Village's residential district, and the proper channel would be to discuss with Council. If Council approves being open to short-term rentals in the residential district, they can recommend the Planning Commission evaluate and make an appropriate recommendation.

Nola Taye requested adding short-term rentals for the residential district.

Terry Groves would like to see clear language on how property owners in all districts should be able to use their property. He said Council should vote down the proposed amendments and have the Planning Commission redo them to include all districts.

Ryan Fitzsimmons expressed appreciation for the work being done by the planning commission and realizes it is a difficult task.

OLD BUSINESS

1. Coastal Sustainability Assessment prepared by LIAA – Final Draft

Chris discussed the modifications he sent to LIAA and explained that they would not affect the report in a major way. Joe Suchocki suggested accepting the assessment and forwarding it to Council along with Chris's modifications. The assessment and modifications would serve as a tool for Master Plan consultants to utilize in providing the Village with a new Master Plan. The Planning Commission voted unanimously to forward the assessment and modifications to Council.

2. Amendments to the Portage Lake Overlay Zoning District – discussion only

Council has approved the overlay district and map. It was recommended that Council have the map posted in the Farr Center for future planning and reference. Susan Halloran recommended that Council add mixed-use facilities to the overlay district to make permitted uses the same for both sides of M22 running through the district. Chris Forth mentioned other allowances such as setbacks, boat docks used by long-term renters, and 30-foot setback areas on the lakefront for patios.

NEW BUSINESS

1. 2023 Master Plan - Request for Proposal

Chris said the RFP has been sent to numerous consultants and posted for a response. Proposals are due back by April 24th.

PUBLIC COMMENT (3 MINUTES)

Several comments were made by Terry Groves and Nola Taye advocating for short-term rentals in the residential district. Nola recommended reviewing the Township's new short-term rental ordinance. The Planning Commission recommended that individuals should request the topic of short-term rentals to be on an upcoming Village Council meeting agenda. Chris Forth stated that the Council needs to decide whether to allow short-term rentals or continue with no allowance in the residential district. Joe Suchocki said that while he did not favor short-term rentals, there might be a middle-ground allowance for such rentals when the owner remains in residence and controls renters. The Planning Commission will wait to hear from Council on their decision regarding allowance for short-term rentals in the residential district.

ADJOURNMENT

The meeting was adjourned at 8:20 pm.

Respectfully submitted,



Joseph Suchocki, Recording Secretary