

Village of Onekama Planning Commission
Meeting Minutes—APPROVED
5283 Main Street, Onekama, MI 231-889-3171
February 10, 2026

Members present: Chair Christopher Forth, Vice Chair Debby Storms, Tom Foster. Also present: members of the public.

Meeting called to order at 6:00 p.m.

Motion by Storms, seconded by Foster, to approve the agenda as amended. All in favor, motion carried.

January 13, 2026 Meeting Minutes: Storms noted there was a misspelling of Chair Forth's name. Motion by Storms, seconded by Foster, to approve the January 13th draft meeting minutes as amended. All in favor, motion carried.

Public Hearings:

1. 2025 Draft Master Plan

Chair Forth introduced the 2025 draft Master Plan. Forth summarized the changes that were made to the Plan as requested during the January 13th meeting. Those changes included: 1) adding a section on the sanitary sewer system operated by the Village; 2) a statement that much of the shoreline is hardened rock/seawall rather than natural vegetation; and 3) expanding the Natural Features and Environment action item regarding best management practices.

The public hearing was reconvened. There being no further public comments, the public hearing was closed. There being no further discussion among the Planning Commission members, a motion was offered by Foster, seconded by Storms, that the Planning Commission recommend to the Village Council the 2025 Master Plan be adopted. All in favor, motion carried.

New Business:

None

Old Business:

1. Zoning Ordinance Amendment: Section 1011, Location and Regulation of Accessory Buildings and Structures. Chair Forth indicated the Village Council referred this ordinance amendment back to the Planning Commission to consider the area of an attached accessory building to exceed the ground floor area of the principal dwelling.

2. Foster mentioned Council suggested removing paragraph G altogether. Forth also noted the Village attorney has reviewed the draft language. At the suggestion of the attorney, the area of the accessory building has been clarified to include only the ground floor area. The square footage of a mezzanine or second floor would not be included in the calculation. Storms asked about including a granny flat (accessory dwelling unit). Forth noted the current zoning code language does not allow an ADU, but it is a type of housing unit the Village should consider permitting. Storms also asked why 1,200/1,800 sq. ft. is the maximum allowed. Foster stated he researched many other neighboring communities and 1,200 sq. ft. was a consistent size.

Forth asked the other Commission members for their thoughts on retaining or modifying the proposed area of an attached accessory building. The Commission members were of the opinion that an attached accessory building should not exceed the ground floor area of the dwelling as the dwelling should remain the principal use.

There being no further discussion, a motion was offered by Storms, seconded by Foster, that the Planning Commission recommend to the Village Council the proposed amendments to Section 1011, Location and Regulation of Accessory Buildings and Structures, be approved as submitted. All in favor, motion carried.

Public Comment:

Marty Zemer asked about placement of an accessory building with irregular lots lines. Foster explained setbacks requirements from property lines. Forth mentioned irregularly shaped lot could be grounds for a variance if minimum setback distances cannot be met.

Motion to adjourn by Foster, seconded by Storms. All in favor, motion carried.

Meeting adjourned at 6:26 p.m.

Respectively submitted,

Christopher Forth, Chair
Village of Onekama Planning Commission