

REGULAR MONTHLY MEETING OF THE ONEKAMA TOWNSHIP PLANNING COMMISSION

SEPTEMBER 19, 2019 >> CONVENED IMMEDIATELY FOLLOWING A SPECIAL MEETING / PUBLIC HEARING

Regular meeting called to order at 7:04 p.m. by Chair Jim Trout

MEMBERS PRESENT: Jon Phillips, Beata Hunt, Jim Trout, Dave Wallace, Bob Blackmore, Tom Volkema

Approval of July Minutes: Blackmore makes a motion to accept the July minutes. Wallace seconds. Motion carried.

Approval of August Minutes: Blackmore make a motion to accept the August minutes. Wallace seconds. Motion carried.

Additions to agenda: Ordinance being prepared per the request of David Meister, establishing a penalty in regard to the recycling containers. Added > Article 84, the definition of a primary driveway.

Update on AGS contract: Township Board voted at the last meeting to terminate everything. Jim Trout goes on record to say in his opinion we acted a bit hasty and that it would have only been fair and good business to talk to Mr. Gale about the issues they have been hearing about. Bob Blackmore states that the contractor made the call and never heard back and that the feedback did not come back right.

Old Business:

-Proposed short term rental and certification of septic. New or relatively new, it is sized appropriately for the estimated number of occupants of the house. Covered parking, trash and smoke alarms. Not voting on this meeting. Adding smoke alarms into the Short-Term Rentals Ordinance. Motion to schedule for public hearing > Blackmore. Second Pbillips. Motion carried

New Business:

-1019 Location of Accessory Building and Structures: To add, "IN ALL DISTRICTS, NO ACCESSORY BUILDING ATTACHED TO THE PRIMARY DWELLING SHALL EXCEED 1.5 TIMES THE SQUARE FOOTAGE OF THE PRIMARY DWELLINGS'S GROUND FLOOR AREA AT GRADE."

Wallace moves to send the amendment to public hearing. Second Hunt. Motion carried.

Public hearing to be held.

-Draft of Section 1034 to read "STORAGE/ACCESSORY BUILDINGS, SUCH AS GARAGES, BARNs AND SIMILAR STRUCTURES, ARE PERMITTED IN DISTRICTS AG-1 AND AG-2 ON PARCELS WITHOUT A PRIMARY DWELLING ONLY WHEN IN USE FOR A BONAFIDE AGRICULTURAL PURPOSE AS DEFINED BY THE MICHIGAN RIGHT-TO-FARM-ACT (RTFA) AND AS GENERALLY ACCEPTED AGRICULTURAL MANAGEMENT PRACTICES (GAAMP)."

Board votes to table and take no action.

-Article 82 to add "THE ZONING ADMINISTATOR SHALL, FOR THE PURPOSE OF THIS ORDINANCE, HAVE THE POWER OF AN ENFORCEMENT OFFICER, INCLUDING THE AUTHORITY TO ISSUE AND ENFORCE STOP/CEASE AND DESIST ORDERS FOR ANY VIOLATION OF THE ORDINANCE."

Blackmore motions to send to a public hearing. Wallace second. Motion carried.

Public hearing to be held.

-Article 84 to add to Proceeding without a proper permit may be "DEEMED A MUNICIPAL CIVIL INFRACTION AND SUBJECT TO A FINE IN AN AMOUNT ESTABLISHED FROM TIME TO TIME BY THE ONEKAMA TOWNSHIP BOARD. AT THE DISCRETION OF THE ZONING ADMINISTRATOR IN INSTANCES DEEMED TO LACK INTENT TO VIOLATE THE PERMIT REQUIREMENT, THE CHARGE FOR ISSUANCE OF THE LAND USE PERMIT MAY BE DOUBLED."

Blackmore motions to send to a public hearing. Wallace second. Motion carried.

Public hearing to be held.

-Definition of Primary Driveway Area: A paved or unpaved improved area or pathway providing vehicular access to the primary dwelling or accessory building on a parcel.

-Added to 1032: "PARKING AND STORAGE OF RECREATIONAL VEHICLES, WATERCRAFT AND TRAILERS."

Motion to send to public hearing > Blackmore. Phillips second. Motion carried

Public hearing to be held October 17, 2019 at 7 p.m.

Meeting adjourned at 8:06 p.m.

Jim Trout – Chair

Tom Volkema - Secretary