

Onekama Township Planning Commission
April 21, 2022—Regular Meeting
7:00p—Onekama Township Hall—DRAFT

In attendance: Vice Chair Dave Wallace, Commissioner Al Taylor, Commissioner Beata Hunt, Secretary Jean Capper, Commissioner Tom Volkema. Absent: Chair Jim Trout, Commissioner Rob Johnson.

Meeting called to order at 7:00p.

Motion to approve meeting minutes of December 2, 2021 by Commissioner Hunt, 2nd by Commissioner Taylor. AIF, motion passes.

Hearing no additions or modifications to the agenda as presented, Vice Chair Wallace states agenda will stand.

Public Comment:

Patrick & Michelle Ervin addressed the Commission requesting clarification of Ordinance 1020 regarding allowing temporary dwelling (both trailer and tent camping) on their vacant property. They received a violation letter regarding a trailer parked on the property over the July 4th, 2021 weekend, but contend Section D of the ordinance allows them temporary usage within the guidelines of the ordinance.

Vice Chair Wallace stated that the Ervins had the right to ask the Planning Commission for a text amendment which would allow the Commission to make changes to the ordinance to allow the use of a non-adjacent parcel in the manner they're suggesting.

Mr. Ervin stated that they felt they were in compliance with the ordinance as written, and suggested the ordinance, which covers everyone, is unclear as written and should be rewritten for clarity at the expense of “the organization that published the guidelines” rather than one single citizen bearing the cost of the text amendment process. After discussion, Commissioner Taylor stated that if clarification is needed, then it's the responsibility of the PC to get that done. If, in determining what the original intent of the ordinance was, the PC was attempting to avoid properties turning into “KOAs or trailer parks”, Commissioner Taylor stated the PC could address that intent in different ways in the ordinance while still allowing people to use their property.

After more discussion, Vice Chair Wallace stated the PC will examine this issue further in an effort to sort it out. If it becomes an agenda item in future, the Ervins will be informed.

New Business:

Election of officers—Motion to reappoint the current slate of positions by Commissioner Taylor, 2nd by Commissioner Volkema. AIF, motion passes.

SUP (Special Use Permit) request: the farm stand on Milarch Road almost into Bear Lake Township is requesting to add a kitchen to be able to produce food to sell in their farm stand or at farmers' markets. Motion by Commissioner Hunt to schedule a public hearing to discuss the SUP on May 19, 2022, at 6:30p, 2nd by Secretary Capper. AIF, motion passes.

Text amendment for Ordinance 1018—a request for a text amendment for Ordinance 1018 has been submitted for the Taminga property regarding a guest house/second dwelling. The PC will request additional information from Zoning Administrator Mehl regarding this request. Motion by Commissioner Hunt to schedule a public hearing on May 19, 2022, on this request contingent on receiving all necessary information no later than April

28, 2022, 2nd by Commissioner Taylor. AIF, motion passes.

Old Business:

Update on Master Plan— Vice Chair Wallace

Thus far the subcommittee working group has come up with five attainable goals to pursue, including a walking/biking trail, a way to conserve land from farmers retiring without family members to carry on running the farm, and opportunities for a public dock. Further working group meeting is scheduled for next week.

Kayak launch update—Commissioner Taylor

Update on using social media for surveys: there have been 273 responses received thus far.

Commissioner Hunt commented that recreational projects within the Master Plan are nice, but the PC should be aware that there is much poverty in Manistee County and perhaps the PC should look into whether there are needed services that could be offered beyond just recreational projects. Commissioner Taylor added that 80% of all students in the county qualify for free or reduced meals at school.

Meeting adjourned at 8:05p.

_____ Vice Chair Wallace

_____ Secretary Capper

Submitted by Michelle Swanson, Recording Secretary