

VILLAGE OF ONEKAMA PLANNING COMMISSION  
MEETING MINUTES – APRIL 23, 2014

Call to order at 12:00 p.m. by the Chair Bonnie Miller. Members Present: Sandy Beauvais, Bonnie Miller, Isabel Steffens, Bob Hall and Alice Hendricks, also present was Rudi Milasich. A motion made by Sandy, second by Isabell to approve the minutes of April 16, 2014. The motion carried.

Rudi provided changes to the Site Condominiums and Land Divisions should be addressed at today's meeting. It appears that changing existing apartments into condos looks like the land is owned in common therefore division of the property is probably not a problem.

7003 PL Overlay (PLO)	Change to A Permitted Uses and Prohibited Uses lists A 4 and added parks OK.	
<b>7003</b>	<b>See** below</b>	
7004 C.2	Setback of 10 ' is now included OK	
7004 C	Duplicate "numbering" on C change to D and balance	
4002 C.4	Delete in PLO and 5002 G4	
5004 D2 pg 29& 4004 D 2 pg 27	Word "width of" deleted replaced by "for either side ...."	
5003 F Special Uses pg 29	Communications. Change in language to add wireless etc.	
1020 pg 21	Wireless Communications new 2021(?)	
9.14.1	Good. Discussion to add to new Ordinance in 8607 add 2, 3 and 4. Do not add item 5.	
9.13 Zone A	2, 3, 3, 4, and 5 NO	
9.13 Zone	Covered	
9.15	Add 5004 of Old Ordinance commercial structure. B 1 - change to 800 sq. ft. Delete 2 and 3 keep 4 which becomes the new 2.	
9.15 C	1 See existing ordinance. Delete 2 re: hook ups. Delete 3 (?) and 4. Keep 5 and 6. Change 7 to 60% from 70% regarding maximum surface coverage.	
9.16, 17 and 18	Delete	
919	Is included	
9.20	Accessory Building Structure Temporary Enclosure – Rudi will work on.	
1019. 9.2 Fences	Need to reword for PLO	
8406	Permit Exceptions - Reword to "Notwithstanding Section 8401, a zoning permit or fee is not needed under this Article .... (Is this how it is to be changed?)	

**\*\* 7003 - Bob H. suggested that language** should be added to cover permitted or special land uses which are not covered explicitly by the Ordinance as follows:

Section \_\_\_\_\_ Categories or Uses Not Designated

Any use, use of land, structure or development activity not expressly allowed by this Ordinance is prohibited, unless the Administrator or the Planning Commission finds that the proposed use is substantially similar or identical in character to a use or item listed in this Ordinance. Any person with an ownership interest in a parcel may petition the Planning Commission under Section 9801 for consideration of an amendment to the Ordinance to include a proposed use in one (a) or more zoning districts either as a Permitted use or a Special Use. The Planning Commission and the Village Council may consider an appropriate amendment to the Ordinance but are not required to do so.

**Sewer to PPI** - Bobbie reported she heard that the cost of a new pond possibly would be spread to all similar to the situation in Hillman. If we add a pond we need to look into this as all effluent will be mixed when it enters the ponds therefore all share the expense? Need to get an attorney who is very familiar with situations regarding utilities such as municipal sewer systems and what happens when they are expanded.

**Next meeting APRIL 30 AT 12:00 NOON**

Start with page 43 of the proposed ordinance – Special Uses.

Respectfully submitted,

Alice E. Hendricks