

**Onkama Township Planning Commission > MINUTES  
REGULAR MONTHLY MEETING of October 17, 2019 > 7 pm > Township Hall**

The regular monthly meeting was called to order at 8:15 pm by Chairman Jim Trout. *A Public Hearing on proposed amendments to the Zoning Ordinance had immediately preceded the regular monthly meeting of the Planning Commission.* Commission members in attendance: Trout, Hunt, Taylor, Wallace, Philips, Blackmore, Volkema. Alaina Trout served as clerical Secretary.

Minutes of the September 19, 2019 Special Meeting /Public Hearing – Motion to accept > Blackmore. Second – Phillips . > Motion passed.

Minutes of the September 19, 2019 REGULAR meeting (that followed) – Motion to accept > Blackmore. Second – Wallace. > Motion passed.

ADDITIONS TO AGENDA – Amendments – 1) Change in word usage > “LOT” to “PARCEL”

2) Article 80 – Non-Conformities – Amend to require a variance > delete reference to “over 50%” - 1991, etc.

3) Article 96 – ZBA / Variance applications – amend to require survey by licensed surveyor unless explicitly waived by Z.A.

Schedule Public Hearing on the suggested amendments.

NEW BUSINESS – See additions to agenda – above.

Discussion of proposal suggested by Manistee Planners to amend Article 80 – Non-Conformities to eliminate language ad requirements viewed as superfluous. Add specific language allowing accessory building and / or structure on non-conforming parcels if setbacks can be met. Amend to require variance for additions etc. on such parcels.

Motion to schedule for Public Hearing> Blackmore. Second – Wallace. Motion passed. **Schedule for Public Hearing - Nov. 21, 2019.**

Discussion of proposal suggested by Manistee Planners to amend Article 96 – ZBA Variance applications > Requiring a survey by a licensed surveyor *unless explicitly waived by the Zoning administrator.*

Motion to schedule for Public Hearing> Blackmore. Second – Volkema. Motion passed. **Schedule for Public Hearing – Nov. 21, 2019**

Manistee Planners have strongly advised that references to "LOT" in the Onekama Township Zoning Ordinance be deleted and changed to "PARCEL." There are 238 references to "LOT." "LOT OF RECORD" must remain as the term is used in older subdivision plats. Planners have identified the 238 references and provided information on how to make this change.

Motion to schedule this proposed change in Ordinance language for a Public Hearing as required by the Z.E.A> Blackmore. Second – Phillips. Motion passed. **Schedule for Public Hearing – Nov. 21, 2019.**

OLD BUSINESS – P.P.I. Update. >> No letter or communication from Bob Gezon.

Public comment – Mike Ralson of Bayview dr. complained about multiple boats, lifts, and other items and equipment being stored on vacant property –no primary dwelling, etc. Trout made a copy of Article 1032 for Mr. Ralson and gave him the contact information of Zoning Administrator (and Manistee County Planner) Mike Szokola to request enforcement action.

Regular monthly meeting of the Planning Commission was adjourned at 8:47 pm.

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Jim Trout - Chair

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Tom Volkema - Secretary