

**ONEKAMA COMMUNITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, JULY 21, 2011, 7 P.M.**

The meeting was called to order at 7 p. m. by Chairman Jim Trout.

The Pledge of Allegiance was said.

Present: Jon Phillips, Susan Barnard, Craig Peterson, Tom Koon, Al Taylor, Roger Cody, Nancy Story, Doug Mortenson.

**MINUTES: Motion** by Mortenson, second by Peterson to accept the minutes of the June 16, 2011 Regular Meeting with the following correction: Susan Barnard and Doug Mortenson were absent. Motion carried.

**ITEMS TO BE ADDED TO THE AGENDA:** Add Consolidation under Unfinished Business; add CIP to Committee Reports.

**BROADBAND ACCESS UPDATE:** Peterson presented information on wireless broadband for rural areas, from Agri-Valley Broadband Inc. of Pigeon, MI. Consensus of the commissioners to actively pursue bringing broadband to the area. Peterson will continue to be the point man for this concept.

**COMPASS POINTE REQUEST:** Leonard Rossa, representing the Compass Pointe Condominium Association said the group wants to erect entrance stanchions on either side of Sapphire Drive, to give more demarcation to the subdivision. Zoning Administrator Kristine Philpot said that due to the fact that the condominium documents approved by Manistee County and Onekama Township contain provisions for an entrance gate the change to the SUP is non-substantive. The roads and drives are private, plowing and maintenance are the responsibility of the association, therefore any liability rests with the association. The stanchions are not signs or advertising billboards. **Motion** by Cody, second by Trout to amend the SUP to allow Compass Pointe Condominium Association to proceed with plans to construct the stanchions as per the plan submitted to and approved by the Zoning Administrator. Motion carried.

**CONSOLIDATION:** The group discussed the consolidation issue.

**ZONING ORDINANCE:** Taylor distributed paperwork outlining questions, changes and major concerns arising from a review of the Onekama Community Zoning Ordinance Version 1.0 working document dated Sept., 2010, done by the Joint Planning Commission and Beckett & Raeder. Some of the concerns are: wind energy standards, fencing, condominium development, off street parking, cluster housing, density transfer.

Chairman Trout also read a memo from Philpot regarding Article 15.2 in the existing ordinance which addresses nonconforming lots and a "lot of record". She suggests in order to keep nonconformities to a minimum, change the wording in the new proposed ordinance from : lot of record" to "parcel of land". Consensus of the commission is to insert the word change into the new proposed ordinance. The time frame outlining next steps on completing the ordinance includes a discussion on the issues with Consultant John Iacoangeli before the August meeting.

**ANNUAL REPORT:** Taylor to prepare and submit the report.

**CIP:** Phillips reported on the update of the Capital Improvement Program in which 20 agencies are contacted annually in order to fine tune the capital budget to reflect changing economic conditions. A public hearing on the CIP will be held at 6:30 p.m. Thursday, Aug. 18, prior to the regular planning commission meeting in the township hall.

**PUBLIC COMMENT:** None.

**CORRESPONDENCE:** Correspondence received from Brad Hopwood and Patricia O'Rorke.

**ADJOURN:** 8:50 p.m.

Submitted by

Mary Lou Millard

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Jim Trout, Chairman

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Nancy Story, Secretary