

**Village of Onekama Planning Commission**  
**Meeting Minutes—APPROVED**  
**5283 Main Street, Onekama, MI 231-889-3171**  
**August 8, 2023**

Members present: Chair Christopher Forth, Vice Chair Deborah Storms, Tom Foster, Wendy Kamaloski. Katie Mehl—Manistee County Zoning Administrator. Excused: Susan Halloran.

Meeting called to order at 6:00 p.m.

Motion to accept the agenda as presented by Storms, seconded by Kamaloski. All those in favor, motion carried.

Motion to accept the meeting minutes of June 13, 2023 as presented by Storms, seconded by Foster. All those in favor, motion carried.

Motion to accept the meeting minutes of July 11, 2023 as presented by Kamaloski, seconded by Storms. All those in favor, motion carried.

Public hearing opened at 6:03 p.m. regarding proposed amendments to the Zoning Ordinance, Portage Lake Overlay Zoning District.

Proposed amendments include:

Section 7003.A.1.d—adding “or occupant” to allow a renter to put a boat in the lake.

Section 7003.A 6-14: add permitted uses in the overlay district that previously required a special land use permit to encourage new businesses on the south side of Main Street. These special uses have now been struck from paragraph B, Special Uses.

Added hotel & motel into the Special Land Uses section.

Also added “or occupant” to Section 7003.C.3, Prohibited Uses, to allow a renter to have access to Portage Lake.

Section 7004.C.3.a and 4, Yard & Setback Requirements—the building setback from the road right-of-way was changed to allow a nonresidential building to have a zero-foot setback but no more than 15 feet.

Section 7005.A.4 - Riparian Parcels & Additional Regulations and Standards, the following are currently not permitted within the riparian setback area but would be permitted under the new amendment: patios, paved sidewalks, walkways, and open or enclosed decks attached to the main building, but prohibited in the riparian buffer strip of 10 feet along the water’s edge, whose combined area cannot exceed 25% of the land area within the riparian setback.

Chair Forth commented that mixed use as an amended item in the Ordinance is on hold now pending more discussion and research by the Commission.

Zoning Administrator Katie Mehl expressed her approval of the pending amendments to the Ordinance, particularly regarding the flexibility in the riparian setback.

Public comment was opened at 6:18 p.m.

Resident Nola Teye expressed her support for allowing mixed use in the Ordinance to encourage new business to come into the area. Also stated allowing mixed use may help address the housing shortage in the area.

Resident John Wemlinger is also in support of allowing mixed use, but added the Overlay District is not the place to site affordable housing in the village as it would put more stress on an already overloaded sewer system. The sewer capacity problem needs to be fixed before adding more housing into the Overlay District.

Resident Martha Zemer stated she is in favor of mixed use, as it allows her the availability to provide lodging in her properties for visiting family members.

Motion to close public hearing by Storms, seconded by Kamaloski. All those in favor, motion carried. Public hearing was closed at 6:27 p.m.

Further comments: none

Motion that the Planning Commission recommend to the Village Council the Ordinance amendments related to the Overlay District be approved as recommended by Storms, seconded by Foster. All those in favor, motion carried.

Old Business: none

New Business: none

Public comment: none

Motion to adjourn by Kamaloski , seconded by Storms. AIF, motion carried.

Meeting adjourned at 6:32 p.m.

Submitted by Michelle Swanson, Recording Secretary