

VILLAGE OF ONEKAMA PLANNING COMMISSION
MEETING MINUTES – JANUARY 14, 2015

The meeting was called to order at 1:00 p.m. by the Vice Chair, Sandy Beauvais.

Members present: Ceceilia Heubner, Sandy Beauvais, Bob Hall, Rudi Milasich and Alice Hendricks. Bonnie Miller arrived at 1:30 p.m.

Ceceilia presented information to the members of the commission regarding the **Junk Seminar** she attended in the Fall of 2014. She provided the committee with the materials received at the seminar.

- Junk is not blighted buildings
- is defined by consensus of the community
- is related to the health, safety and welfare of the community including things like pollution, vermin and bugs.
- Not credible factors regarding junk would be unsightly buildings/structures though they can affect home values and tourist appeal.
- Community educational forums are helpful utilizing photos.
- A strategy would be to offer to help cleanup a situation rather than using threats
- Transfer stations can be beneficial
- Enforcement is important
- Clean up days and working with other communities can be effective using a fee for the service of \$50.00 a year on a tax bill, special assessments or a millage
- Publicize dates and suggest solutions.
- Find out what works for your community
- Obtain input from the public
- Zoning is not effective as many properties are "grandfathered"
- Licenses for yard sales that are obviously businesses
- Use Police Power – elected body (charges would be a misdemeanor)
- Look for a solution – Letter before "Clean Up Day" to individuals not in compliance or if the community has a civil enforcement ordinance – use it.

Bob Hall, Zoning Administrator provided an educational video for those present regarding Why Master Plans Sit on Shelves.

Reasons include:

- Not a good plan
- Lack of process/Understanding
- Lost
- Zoning is based on a plan – it is required
- What should the plan be? There is a state statute listing the requirements
- Type of plan - depends on the community
- Often needed to receive grants
- Need Goals and Objectives, Summary and PR regarding the reviews of the plan for the public and public meetings.

The process is a legal requirement and must include community for support.

- Questions – Do a Plan and who will do it?

- Need to develop background information (who/where obtained/contract out?).
- Notice that community is starting work on our Master Plan and includes sending notice to adjacent communities and various organizations (letter of intention).
- Appoint a committee to work on the plan - IT IS NOT A PLANNING COMMISSION PLAN.
- Plan needs to be reviewed within five years.
- If changes are needed, work on them. If the plan is good as it stands, indicated that as well. Or, the community might need to start over.
- Need Notices of meetings, Personal letters to committees, People who have ownership and who will work on it.
- If issues come up – go back to the ordinance that created the Planning Commission and see if needs to be revised.
- Current Planning Commission members report on progress towards the master plan.
- Master Plan should be a standing item on each Planning Commission Agenda.
- Tools to use (1) check list and (2) self auditing. (That information is available from the Michigan State Extension Service.)

Zoning Administrator's Report

He sees no changes are needed to the Planning Commission By Laws he reviewed.
 He is visiting sites one person at a time.
 Ordinance #30 amendments need enforcement (copy needed?)
 Two buildings on Main Street will be addressed.

Minutes of November 12, 2014

A motion by Bonnie Miller, second by Sandy Beauvais moved to approve the minutes of November 12, 2014 as presented. Motion carried.

Master Plan Question

Do we keep the current plan or amend it. The members agreed it needed to be amended as the Township withdrew from the Joint Planning Process in the Spring of 2014 and the Village Council re-adopted the existing Master Plan but it now needs to be amended as the Village of Onekama Master Plan.

Al Taylor sent out a Questionnaire during the summer of 2014 to the entire township but we have not seen the results which would be helpful as it included the village as well. Rudi said he would call Al Taylor.

Review of By Laws

2A	...appointed by the Village President and confirmed by the Onekama Village Council.	
B	Deleted	
C now B	Training changed to three hours.	
C now B Line4	Change to recommend that the member not be reappointed – deleting shall result in.	
C now B Line 4	Delete paragraph re: training and replace with language being more inclusive of other forms of training such as videos	

C 3 F	OK? Code of Conduct? Need or want? Delete?	
C 4 A	Officers – No Deputy Secretary delete . Also delete In the event.....Deputy Secretary for the unexpired term.	
C 4 Bshall take office following their selection etc..... deleting January 1.	
C 4 C	Start next meeting	

Election of Officers

Cecelia made a motion, second by Sandy Beauvais, that Bonnie Miller remain as Chairman. The motion carried.

Sandy Beauvais made a motion, second by Alice Hendricks that Cecelia Heubner be elected as Vice Chairman. Motion carried.

Bonnie Miller made a motion, second by Cecelia Heubner that Alice Hendricks be elected as Secretary. Motion carried.

Old Business

Terms of Office

- Bonnie Miller until Jan 2015 and reappointed until 2018
- Ceceilia Heubner until Jan. 2016
- Sandy Beauvais until Jan. 2017
- Alice Hendricks (council representative) until her term on the Village Council ends.
- Open position (Isabell) until Jan. 2017

Rudi will contact Isabell to see if she is still interested in serving on the Planning Commission. Several individuals were suggested to fill the vacancy, if needed/

Meeting adjourned at 3:30 p.m.

Next meeting - February 4, 2015 at 1 p.m.

Respectfully submitted

Alice E. Hendricks