

ONEKAMA TOWNSHIP PLANNING COMMISSION

PUBLIC HEARING AND REGULAR MEETING

THURSDAY, MAY 15, 2008, 6 P.M.

ONEKAMA TOWNSHIP HALL

The meeting was called to order at 6:02 p.m. by Chairman Dan Behring.

The Pledge of Allegiance was said.

Members present: Roland Clement, Rudy Gross, Dennis Wickstrom, Vice chairman Jim Mrozinski, Secretary Mary Lou Millard. Absent: Phil Joseph and Zoning Administrator Dana Schindler.

CONSENT AGENDA: Motion by Clement, second by Mrozinski to accept the minutes of the April 17, 2008 meeting with the following corrections: add “minutes of March 20, 2008” to Consent Agenda, and, under Township Board Report, the corrected sentence is: “ the board received a sample Resolution from Portage Point Inn indicating if the Inn could not operate the sanitary waste disposal system, the township would have to take over the maintenance.” Motion carried.

ITEMS TO BE ADDED TO AGENDA: None.

PUBLIC HEARING

The public hearing opened at 6:10 p.m.

Behring asked Clement to introduce the hearing subject, which was to consider an amendment to the Onekama Township Zoning Ordinance.

Clement presented the proposed ordinance and read the preamble: “An Ordinance to amend the Onekama Township Permanent Zoning Ordinance Dated 1991, as amended, by adding or revising certain definitions in Article 5; amending Section 1012, Private Roads; amending Section 1019, Accessory Building Location; adding Section 1027, Impervious Surface Regulations; amending Article 84, Permits; amending Article 86, Special Use Permits; adding new Article 87, Open Space Residential (Cluster) Developments; and other Housekeeping Changes; and by repealing all other ordinances or parts of ordinances in conflict herewith.

Among discussion items, the section on accessory buildings was discussed. Clement explained Section Two, number 8 a-through 8-d.

Behring: What about garage doors facing the road? The commission added “d” to read: “access to building may not be facing the road”. Number “d” then becomes “e”, which pertains to side yard setbacks.

PUBLIC COMMENT: None.

Hearing closed: 6:40 p.m.

Regular meeting began at 6:40 p.m.

DISCUSSION: No additional comments received.

Zoning Administrator Dana Schindler arrived at 6:45 p.m.

Motion by Clement, second by Gross to recommend to the Onekama Township Board that the ordinance be approved as drafted and then be sent to the Manistee County Planning Commission for its comments. Motion carried.

NOTE: The draft of the proposed ordinance is attached to the original document of the minutes.

PUBLIC COMMENT ON AGENDA ITEMS: None.

TOWNSHIP BOARD REPORT: Clement reported the project by the village to acquire property is on “hold”; the board is looking into trying to make the township hall more usable or consider some alternatives; several members attended the MTA District Conference May 13 at Crystal Mountain. Theme for the conference was “What Should Township Government Do to Increase Prosperity and Economy of our Townships?”

ZONING ADMINISTRATOR'S REPORT: Zoning Administrator Schindler reported no Land Use Permits or Special Use Permits were issued in April; no Zoning Board of Appeals action. One violation has been addressed and will be corrected; the other is being researched for best action to take; four additional violations have been resolved.

Behring reminded the planners that they also have the responsibility to watch and be concerned about violations in the township.

Schindler discussed changes she had made in information needed under the Basic Site Plan in Article 94, Section 9404. The consensus of the commission is to insert Section 9404 of the ordinance, with the addition of changes in items needed, and attach it to the township's Land Use Permit Applications.

ZONING ORDINANCE-REVIEW AND DEVELOPMENT: Clement reported the committee will schedule a meeting and set an agenda on what needs to be addressed next, including: wind turbines, parking lots, re-think the line of zoning, zoning conflict on M-22 and RR-3 along M-22; developing a “rural residential” district, and incorporate the new Planning Enabling Act changes.

NATURAL RESOURCES IDENTIFICATION COMMITTEE: No report. Behring announced that new members on the committee are Dave Van Erden and Herb Lennon.

DEVELOPMENT STANDARDS COMMITTEE: No report; chairman needed.

PUBLICATIONS, PUBLIC INFORMATION COMMITTEE: Millard detailed progress of the new website for Onekama and that it is now connected.. The website address is Onekama Information.org.

REVIEW OF WATER QUALITY WORKSHOP REPORT: Commissioners have the report. Behring pinpointed some of the issues from the workshop: “Do we have the right guidelines for protection of the water? Stormwater protection? Overlay maps? What are we doing in the ordinance and master plan to protect groundwater in our area?”

JOINT MASTER PLAN MEETING: Behring said the planning commission has to take the leadership on how the joint master plan develops, and seek participation by generating publicity and encouraging people to attend. He reported he distributed flyers throughout the community announcing the event, which is Tuesday, May 27 at 6:30 p.m. in Farr Center. A leadership team will be selected prior to the meeting. He said the Manistee Community Foundation has applied for grants to Oleson's, Coastal Management and the Kellogg Foundation. Onekama is only the sixth community in the state to create a joint master plan, so a grant may be possible.

DISCUSSION OF WORK SESSION OUTCOME: Review the list of long term challenges periodically.

PRESSING NEEDS: Commissioners listed pressing needs, including: business promotion, protect natural resources, bring more public into the decision making process, storm water management, wetland management, lakefront property guidelines, promote prosperity of Onekama, protect existing public access to the lake, maintain adequate channel dredging, identify key natural resources, provide education and information to the people on initiatives to protect and enhance the community, achieve a common understanding of the unique characteristics of our community that need to be maintained during change.

WATERFRONT RESORT COMPLEX DEFINITION: Need to better define “waterfront resort complex”; attorney to research.

PPI PUMP OUT PLANTS: Planning commission authorized Behring to discuss the subject with PPI to seek standards and best practices to follow..

TRAINING PROGRAM FOR COMMISSION: Behring explained an on-line training program for new members to a planning commission. The SP2 module is basic for the first meeting of a new commissioner and the cost is \$69. Schindler is to check the cost of having a presenter give the program in person.

OUTDOOR FURNACES: Place on June agenda.

WATER WITHDRAWAL BILLS: Planners have copies of correspondence sent by township to state officials, and also the response by MTA.

BUILDING OF GARAGE ON CONTIGUOUS PROPERTY: Zoning Ordinance Committee to research this.

PUBLIC COMMENT: None.

CORRESPONDENCE: None.

ADJOURN: 8:45 p.m.

Submitted by

Mary Lou Millard, Secretary

Dan Behring, Chairman

Mary Lou Millard, Secretary