

**Village of Onekama Planning Commission**  
**Meeting Minutes**  
**5283 Main Street, Onekama, MI 231-889-3171**  
**February 11, 2025**

Members present: Chair Chris Forth, Vice Chair Debby Storms, Tom Foster. Also present: David Jarvi, Zoning Administrator.

Meeting called to order at 6:07 p.m.

Motion to approve the agenda as presented by Storms, seconded by Foster. All in favor, motion carried.

Motion to approve the January 14th meeting minutes as presented by Storms, seconded by Foster. All in favor, motion carried.

New Business: Ross Menhart presented a site plan to the members for review regarding a house he wants to build at 4537 Main Street. Mr. Menhart appeared before the Zoning Board of Appeals (ZBA) requesting a .8-foot setback from both side property lines in 2020. The Board subsequently denied the variance request. Mr. Menhart returned to the ZBA in 2022 and again requested a .8-foot side yard setback. The variance was subsequently granted subject to conditions. Mr. Menhart was requesting the Commission consider a .4-foot side yard setback and a front yard setback less than the minimum required 30-foot setback. Forth stated the Planning Commission did not have the authority to approve a setback less than what was approved by the ZBA or a setback less than the minimum required by the Zoning Ordinance. This authority is only granted to the ZBA by the Zoning Enabling Act. Chair Forth also stated the plans that were submitted for review and approval by the Planning Commission were incomplete. Chair Forth mentioned a number of issues that needed to be addressed on the plans.

Public Comment:

Chair Forth indicated that this is not a public hearing but would allow for public comment.

Resident Mickey Finan, representing Mark & Susan Brusveen, neighbors to the Menhart property, stated their opposition to the project as currently presented because of water drainage issues.

Resident Steve Simanski, neighbor across the street, questioned the availability of adequate parking on the lot.

Resident Barb Simanski, neighbor across the street, stated she was not in support of granting the additional request setbacks.

Resident Lara Treemore-Spears expressed her opinion that the site was adequately graded and had well-drained soil and therefore didn't think water run-off was going to be a problem.

After much discussion, Chair Forth recommended the plans for the construction of a house at 4537 Main Street be tabled until the March 11, 2025 meeting to allow the applicant additional time to revise the plans in accordance with zoning requirements and development of an adequate storm water management plan. Motion to close conversation on this topic and table the discussion until the March 11th meeting, assuming updated site plan is submitted, by Foster, seconded by Storms. All in favor, motion carried.

Old Business: Proposed zoning amendment to section 9608

Currently the Zoning Code does not include an expiration date for when a variance is granted. Chair Forth suggested the Zoning Code be amended to include a time limit. There was agreement amongst the members. Forth to contact Zoning Administrators David Jarvi and Katie Gurenburg to ask that a public hearing be scheduled for the March or May 2025 meeting to discuss this amendment.

There was further discussion on edits to the Goals and Objectives section of the Master Plan draft. Members are to send any further edit suggestions to Forth in the next few days.

Public comment: none

Motion to adjourn by Foster, seconded by Storms. All in favor, motion carried.

Meeting adjourned at 8:04 p.m.



Christopher Forth, Chair  
Village of Onekama Planning Commission