

**Tuesday, February 14, 2023 6:00 P.M.**  
**VILLAGE OF ONEKAMA**  
**PLANNING COMMISSION MEETING MINUTES**  
**5283 Main Street, Onekama, MI (231) 889-3171**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Planning Commission members present: Christopher Forth, Deborah Storms, Susan Halloran, Wendy Kamaloski. Katie Mehl, Manistee County Planning

**ACCEPT/AMEND AGENDA**

The agenda was accepted without any changes.

**APPROVAL OF MINUTES\_**

January 10, 2023 – Halloran moved, Storms seconded, all approved

**OLD BUSINESS**

1. Coastal Sustainability Assessment prepared by LIAA – Final edits being completed by LIAA and will be available for next meeting.

**NEW BUSINESS**

1. Commercial Residential zoning district amendment. Forth explained the amendment is to allow hotels/motels in the Commercial Residential zoning district. At this time, they are not listed as either a permitted or special land use. Draft ordinance language prepared by the Manistee County Planning Department is available online attached to tonight's agenda. The Commission discussed and commented on the following sections:
  - Definitions. Storms: In the definition of bed and breakfast, "is" is an unnecessary word and reference to boutique hotel needs to be consistent (in some sections of the ordinance language, it is referred to boutique hotel and in other sections it is referred to hotel boutique). Kamaloski clarified that a regular Hotel would be 11 units or more if a Boutique Hotel is 10 units or less. Mehl indicated a separate definition for motel is conventionally understood as having separate entrances for units but is not necessary and is included in the definition of Hotel. Kamaloski also asked if unlisted items are not allowed (e.g. workout room). Mehl will add additional language.
  - Section 2 – Amend Commercial Residential District to allow bed and breakfast uses as permitted uses. Hotels and Motels would remain as special land uses.

- Section 3 – Amend Commercial Residential District to allow boarding/rooming house and boutique hotel (10 units or less) as permitted uses. Restaurants also need to be added as a permitted use. Mehl commented that a permitted use is granted a routine permit by County Planning if the land use proposal meets the requirements in the ordinance, without Planning Commission review.
- Section 4 – Amend Portage Lake Overlay District to allow a boarding/rooming house and boutique hotel as permitted uses and hotels/motels and special land uses.
- Section 5 – Amend Residential District to allow a boarding/rooming house in neighborhoods.
- Section 6 – Minor alphabetical ordering change
- Section 7 – Amend Parking to require hotels to provide 1 space per rentable room; exempt boutique hotel from providing parking (this minimizes stormwater runoff and impervious surfaces and helps the lake, because parking is available on commercial district streets). This section would also allow shared parking arrangements between two or more uses for the same reasons as stated above. Storms suggested the language be clarified to state “10 or fewer rentable rooms.” If existing sidewalks are used, 4 feet wide is acceptable for pedestrians to walk from parking lot to hotel.

Public Comments:

Nola Teye, 8195 5<sup>th</sup> Street, stated Onekama is a tourist community and asked how are short term rentals of homes are addressed in the ordinance? Forth stated they would be allowed in the commercial-residential district and are defined or considered under the boutique hotel definition. Forth also stated that the proposed ordinance language would not allow short term rentals in the residential district. Teye asked that the definition of boutique hotel/hotel be clarified to include short term rentals in single family detached residential dwellings.

Terry Groves, 8424 Mill Street, stated it would be good to address short term rentals throughout the community now while this amendment is being considered. Many people are interested in this issue and are already renting their properties because they can't live here year-round. Why would a boarding/rooming house be allowed in a neighborhood when a house near him is owned by a business (Arcadia Bluffs) to house employees that change every three months. Why should this arrangement be allowed by the ordinance, when an owner who resides at a home is not allowed to house guests for hire?

2. Lighting Standards. Forth indicated that ordinance language to address commercial site siting throughout the Village has been drafted for review and consideration. Storms suggested that “such as” be added to definition #7 after detrimental effect on the environment. Forth indicated the standards allow 1 footcandle at the property line and the inside room lighting at Farr Center currently measures at 4.3 footcandles, so the allowed 10 footcandles would light a parking lot very well. Mehl stated complaints are usually driven by lighting that isn't shielded, but the proposed ordinance requires shielding lighting units and directing light downward. Forth stated gas stations may require more lighting for safety. Mehl indicated a specific number of footcandles allowed at service drives should be stated, if greater than one.

Public Comments:

Lara Treemore-Spears – 7573 Leonard – Bird collisions with buildings, and exhaustion from confusion due to nighttime lighting (11 p.m. to sunrise) during migration season in the spring and

fall is a major cause of bird population declines. Refer to Audubon.org and birdcast.info for recommendations that could help the birds who pass through Onekama to avoid hazards. Turtles also are disoriented by lighting which can mimic moonlight on the water. We are in a unique community with greater influence on birds and turtles than other communities.

3. Proposed Amendments to the Portage Lake Overlay Zoning District. Forth indicates that potential changes to the ordinance language that would address concerns of the business community include designating some uses and permitted uses rather than special land uses; allowing some uses in the 30-foot riparian setback area if storm water is directed away from a creek or lake; and allowing long term renters to have a boat slip on Portage Lake. The current ordinance language only allows the property owner to use the lakefront and not a tenant. Storms asked what land uses should require a special land use permit. Forth suggested any use that may generate a significant amount of traffic, have operational uses that may negatively impact adjacent uses or land uses that store/use hazardous materials, like transportation facilities or certain types of industrial uses. Mehl stated larger hotels can have an impact, due to parking lot runoff.
4. Revised Planning Commission Bylaws. Forth stated a conflict of interest and ex parte communication have been added. Motion to approve revised bylaws by Storms, seconded by Kamaloski, all approved.

#### **PUBLIC COMMENT (3 MINUTES)**

No comments were provided.

#### **ADJOURNMENT**

The meeting the of Village of Onekama Planning Commission meeting was adjourned at 8:10 p.m.

Respectively submitted,



Christopher Forth, AICP  
Chairperson