

VILLAGE OF ONEKAMA PLANNING COMMISSION
WORK SESSION MEETING MINUTES
MARCH 5, 2014

The meeting was **called to order** at 12:05 p.m. by the Chair Bonnie Miller. **Present:** Rudi Milasich, Bonnie Miller, Bob Hall and Alice Hendricks. As there was no quorum, this was a work session with no decisions being made.

JOINT MASTER PLAN REVIEW

Discussion centered on the Master Plan Review, currently a project of the Joint Planning Commission, and the future actions needed to revise the Master Plan (MP) as required. Of importance would be the make up of a committee with equal representatives from the township and village and the suggestion that it be a "consensus committee vs. voting aye or nay. To date, the Joint Planning Commission has been reviewing the current MP by suggesting updates of information as appropriate and needed, deleting items that are not currently and were not relevant to our community and adding new information and data.

Rudi reported that the township withdrew from the Joint Planning Commission Agreement, therefore the MP falls. The township and village still hold to the existing plan but a resolution is needed.

PROPOSED SEWER EXTENSION TO PPI

Rudi reported there was a meeting Tuesday which included the township and village engineers. The township engineer brought forth an optimistic view regarding the lowest cost expected for the project. This committee was not pleased with considering a low cost (possibly cutting corners?) on such an important "public" utility project that any problems would impact a lot of individuals on the system, not just financially. He was surprised that the designer and owner were not at the meeting.

MSU INFORMATION FROM BOB HALL

- The Master Citizen Planer Webinar Series of 5 sessions is coming soon and we need to register if there are plans to attend.
- Grant Program speaker Scott Gest reported at a meeting that grant proposals are due March 21, 2014. Bob recommended that Scott Gest come to one of our meetings. Those present thought it would be a good idea.
- Planning and Zoning Enabling Acts: We need to get copies of both.

Bonnie Miler recently attended a seminar on planning and zoning (Planning and Zoning Essentials) with Sandy. She shared items that impressed her and we should take note.

- Follow the law
- If it is legal we must allow it.
- Use Variances – where do they belong?
- Enforcement
- Consistent application
- If communication towers exist, other entities can use it without going through the entire process.

- Need must be demonstrated
- If it is a legal use it must be allowed

WETLANDS – a question from Rudi to those present.

He finds working on the topic of wetlands in our proposed new zoning ordinance, has many problems. There are restrictions by the state therefore the possible erosion of local ordinances. Do we want to restrict building in wetlands? If we can, do we want to? Definition change needed? Does it effect¹ us? Need to look at the limits.

1012 OPEN AIR MARKETS

Rudi indicated the scope is/needs to be revised considering the Right to Farm Act. The process regarding right to farm (?) (or GAAMP) is time consuming and expensive. (?) Bonnie gave some first hand information regarding requirements to conform to the act. GAAMP regulations – do we want to include those in our ordinance and is it appropriate for us?

POLICE ORDINANCE

Dwelling – Rudi questioned floor area minimum of 900 sq. ft. prompted by attorney Bzdok's letter regarding our ordinance. Does this apply to each living unit in a duplex or multi family dwelling? Or would it apply to the entire dwelling in which people live? (Would 2 or more families live in separate living units within a structure of 900 sq. ft.) And is the basement footage included in the 900 sq. ft. Those present believed the 900 sq. ft. applies to each living unit be it single family, duplex or multi family dwelling. (a duplex structure would have a minimum of 1800 sq. ft. etc.) The basement area has not been included in the 900 sq. ft. calculations, however there are some dwellings currently in the village that have such an arrangement. **Note:** We need to take a look at this for the proposed ordinance. How would this be enforced? If a new dwelling is erected with a basement we should probably be aware of the possible future use as a second living unit in a "single family dwelling" and make some way of either accommodating the situation or enforcement to prohibit the situation.

VILLAGE PLANNING COMMISSION

We need 2 members for the Village Planning Commission.

NEXT MEETING MARCH 12, 2014 AT NOON – Please bring Feb 1, 2014 minutes.

Respectfully submitted,

Alice Hendricks

¹ Affect – to have an influence on – to bring about change. Effect – result of influence - something brought about by cause or agent.