

Village of Onekama Planning Commission
April 14, 2026 Meeting Minutes—Approved
5283 Main Street, Onekama, MI

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

Members present: Chair Christopher Forth, Vice Chair Debby Storms, Tom Foster.

Approval of the Agenda: Storms suggested the discussion involving the Master Plan be included under old business. Motion by Foster, seconded by Storms, to approve the agenda. All in favor, motion carried.

March 10, 2026 Meeting Minutes: Motion by Foster, seconded by Storms, to approve the March 10th draft meeting minutes as amended. All in favor, motion carried.

Public Hearings:

None

New Business:

None

Old Business:

1. 2025 Master Plan - Review of Action Table and prioritization of Action Items. The Planning Commission continued their discussion regarding the Master Plan Action Table. Specific action items discussed included establishment of a Downtown Development Authority (DDA), development of a mixed-use zoning district, development of accessory dwelling units zoning language, zoning changes to allow smaller lot sizes and/or dwellings, eliminating existing blighted conditions in the Village, and the short-term rental ordinance previously developed by the Planning Commission.

The Commission believes that consideration involving development of a DDA is an important issue since the purpose is to generate revenue from new development projects to help finance public infrastructure projects. Foster mentioned sidewalk improvements are a high priority for the Village. The Commission discussed benefits of a DDA. The Commission members also discussed potential projects whose tax dollars could be captured but in order to capture that revenue, the DDA must be established.

Development of a mixed-use zoning district should also be a priority. Foster mentioned there have been discussions about a mixed-use project in the Village. Without a mixed-use zoning district, development of this project would be problematic.

With regard to smaller dwellings, the Commission discussed tiny homes and areas within the Village to locate them. Foster spoke to the character of the Village neighborhoods and the

existing look of more space between dwellings. Allowing tiny homes in the Village would likely reduce the amount of open space between dwellings and is this look desired? Forth suggested that a separate zoning district could be developed for tiny homes and applied to certain areas of the Village. Allowing accessory dwellings units through the development and adoption of zoning language may be a better option for the Village than tiny homes.

Blighted properties in the Village have also been a concern for some time. Forth mentioned a meeting with county officials (currently responsible for code enforcement) to discuss more aggressive enforcement actions could be scheduled.

Forth suggested a recommendation be provided to the Village Council to ensure Planning Commission actions to implement Master Plan recommendations are in line with the desires of the Village Council. Foster mentioned he would add this issue to the next Village Council workshop agenda.

2. Draft Short-Term Rental Ordinance. In light of adoption of the Master Plan, Foster suggested review of the draft ordinance and if any other changes may be necessary. Forth mentioned there was a question included in the community survey about short-term rentals. The majority of respondents were neutral on this issue. Forth suggested that “two hour travel time” to the short-term rental property by the local contract person be better defined to include by automobile. Forth also mentioned if there any desire to limit the number of short-term rental units since short term rental units impact longer term rental arrangements by local residents. Foster noted in his talks with the City of Frankfort, limiting the number of short-term rentals hasn’t been an issue in Frankfort.

Foster mentioned he would add this issue to the next Village Council workshop agenda.

Public Comment:

None

Adjournment

Storms asked about a replacement for her on the Planning Commission. Foster and Forth indicated they would try to find someone to replace Storms. Forth mentioned a minimum of three members are necessary for a quorum.

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

Meeting adjourned at 7:08 p.m.

Respectively submitted,

Christopher Forth, Chair
Village of Onekama Planning Commission