

Onekama Township Planning Commission
November 4, 2021—Special Meeting/Public Hearing—DRAFT
7:01p—Onekama Township Hall

Meeting called to order by Chairman Trout at 7:01pm.

In attendance: Chair Jim Trout, Vice Chair Dave Wallace, Secretary Jean Capper, Commissioner Al Taylor. Commissioner Beata Hunt , Commissioner Lara Treemore-Spears, and Commissioner Tom Volkema Also present Katie Mehl, Manistee County Planning & Zoning Department, Alaina Trout, Ed Kriskywicz, Jenny Bradford and _____

Motion to approval of minutes from of the October 21, 2021 Public Hearing and Regular Meeting presented by Commissioner Volkema, 2nd by Commissioner Taylor. AIF, motion carries.

Purpose of the public hearing: Seek public input into a proposed amendment of Article 84, Permits-adding 8402-

Upon recommendation of the Zoning Administrator, the Onekama Township Board may require applicants for SUP, PUD, Variance, LUP, and all other permits to establish an escrow account to cover anticipated legal costs for legal work, environmental studies, and/or other costs that my be incurred by the Township in processing applicant requests-over and above the regular costs of processing, holding hearings, etc.

This amendment was prepared by the Township attorney with exception of “ and make recommendations to the Township Board”.

Public Comment:

Commissioner Taylor stated that the Township treasurer, Ed Bradford, indicated that we would be able to open non interest bearing accounts for escrows. He hopes that this is correct.

Closed Public Comments at 7:25pm.

PC Discussion of proposed amendment.

Commissioner Wallace clarified that the proposed amendment is in fact 8402.

Motion to recommend the proposed amendment, 8402, to the Township Board for approval by Commissioner Volkema, 2nd by Vice Chair Wallace. AIF, motion carries.

Chair Trout closes the public hearing portion of the meeting at 7:35 p.m.

Special Meeting to review and discuss the Tamminga PUD proposal and review and discuss proposed Conservation Easement granted to Onekama Twp. By applicants for the PUD.

Comments: Commissioners Lara Treemore-Spears and Hunt expressed concern that the code for resilience projects that the dwellings proposed in the PUD may be off the bluff line in 100 years.

Chair Trout indicated that DEQ sets the set back from the bluff and that the PC must follow the rules as they are now. The setbacks for the bluff line are set by the DEQ and the PUD follows this .

Ed Kriskywicz, stated that the project doesn't fall into EGLE rules-it isn't high risk dune. He indicated that if something happens, the homes can be moved.

A letter from the Onekama Fire Department was read and they strongly recommends the road be 16'. Commissioner Taylor expressed concerned about 2 way traffic and thinks that the road needs to be 20'.

Jenny Bradford asked for clarification about the dwelling: Ed Kriskywicz states that there are five building sites. At this time there will be 3 houses and 1 communal building. There may be 1 more dwelling for a total of 5.

Communal building will be a gathering place, there will be bedrooms and a kitchen. It will be a dwelling for all intents and purposes.

Chair Trout wants to make sure that the document is clear that no more dwellings can be built on the property.

Commissioner TreeMore-Spears is concerned about where the homes will be moved. Ed Kriskywicz indicates that Township usually follows DEQ/EGLE. Katie Mehl indicates that if and when there is a need to move buildings, it would be an amendment that would need to be approved by the Township. PUD works well for Township to make exceptions to set backs. It can not be split-1 parcel with 5 building sites will always be the case

The conservation easement of 8.78 will be through the Township, not any land conservancy.

The communal building will not be rented out commercially.

The existing gravel road that services the property to the south will remain but will be moved a little south. Katy Mehl noted that the gate may need to be noted as planned construction. Ed Kriskywicz will sketch in a gate on the submitted site plan. Commissioner Wallace asked, if this is a family compound, is there anything that precludes them from renting out the communal building? Probably not if they follow Township ordinances.

Chair Trout asked that language be added that property cannot be rented.

Jenny Bradford supported that idea. Commissioner Hunt expressed concern about why we would restrict them. There was discussion that It being a PUD makes it different -we're granting them special exceptions to be able to build. They can cluster and leave open space. That is the benefit to the Township.

Jenny Bradford pointed out that the Tammingas will get a reduced rate on taxes on the Conservation easement.

Commissioner Taylor noted that the Master Plan encourages development like this. Motion to add the language “No structure shall be rented or leased as a long term or short term dwelling or for other commercial uses” to the application was made by Commissioner Volkma and 2nd by Commissioner Wallace. AIF, motion carries.

The Final site plan will be mended to add a gate.

Review and discussion on the Conservation Easement: paragraph 6 allowed Agricultural Use. This paragraph is deleted by consensus of the PC.

Commissioner Taylor asked who owns the mineral rights and how does this affect the conservation district. Katy Mehl will investigate.

Forestry statements-paragraph 5, add that removal of invasive species and noxious weeds is permitted and encouraged.

Noted that PC is not advising the Tammingas on taxes.

By consensus, paragraph 4 section c and the second 4d were deleted.

Chair Trout noted that the PUD and Conservation Easements are still drafts and that if any commissioners have suggested changes, please advise Chair Trout.

CONSENSUS the PC that there is tentative approval with the changes suggested.

Draft Conservation Easement is accepted by consensus with the deletions and amendments. Final motion will come at the next meeting.

Chair Trout adjourns the meeting at 8:27 pm.

_____ Chair

_____ Secretary

