

ONEKAMA TOWNSHIP PLANNING COMMISSION

REGULAR MEETING THURSDAY, SEPTEMBER 25, 2008, 7 P.M.

ONEKAMA TOWNSHIP HALL

The meeting was called to order at 7 p.m. by Chairman Dan Behring.

The Pledge of Allegiance was said.

Members present: Dennis Wickstrom, Vice Chairman Jim Mrozinski, Jon Phillips, Secretary Rudy Gross, Roland Clement, Phil Joseph. Also present: Zoning Administrator Dana Schindler and Recording Secretary Mary Lou Millard.

Also present: Tom Gerhardt and Alice Hendricks.

Behring welcomed Phillips as a new planning commission member and Millard as the new recording secretary.

CONSENT AGENDA: Motion by Mrozinski, second by Gross to accept the minutes of the August 7, 2008 meeting with the following correction: Under Spraying on the Lakeshore, add: “on inland lakes such as Portage Lake vegetation can be cut on the bottom lands to a height of 2 inches. The vegetation on the bottom land can be sprayed with herbicides designed for such use if manufacturer’s directions are followed. Such spraying can occur from the water’s edge up to and beyond the Ordinary high water Mark. There can be no excavation or uprooting of plants in the bottom land and there can be no spraying in the water without obtaining a permit from the DEQ. There also can be no filling of bottom land without a permit from the DEQ”.

Under the Zoning Administrator’s Report: regarding Padden: Remove the last two sentences in paragraph 3; “She will notify the owner and send information regarding the requirements and engineering plans needed as requested by the road commission director. If the plans do not arrive, further action may be taken.” Motion carried.

ITEMS TO BE ADDED TO AGENDA: Add Phragmites Ordinance Draft and DEQ Permit, under New Business.

PUBLIC COMMENT: None.

TOWNSHIP BOARD: Clement reported the board approved a resolution for the treasurer to request the state to use an electronic tax role; will work with Bear Lake Fire Department on hose testing; agreement reached on Island Park; agreement reached on Lakeside Avenue; changed mileage reimbursement to be compatible with the state, from 50.5 cents to 58.5 cents per mile.

The board is considering a plan to move the cardboard recycling trailer to the township parking lot.

ZONING ADMINISTRATOR'S REPORT: Schindler reported 2 land use permits, no special use permits, no land divisions for August. The ZBA granted "Tree Tops" owners Steve and Cindy Peterson a variance to approve a residential addition. A transcript from the court hearing for Mr. and Mrs. Roy Gilbert has been ordered by Schindler for the township files. She said the Gilberts are allowed to build the deck and walkway but do not have to combine the parcels. She said Judge Batzer said his court wasn't going to compel a landowner as to where he can or can't go. The Consent Judgment is on file in the township office.

The appeals board approved a "Welcome" sign at the north end of M-22 just before Portage Point Drive. Schindler will get DEQ and Soil & Erosion confirmation that their permits are not required for this project. Schindler said she needs a paper trail to keep track of who does or does not need a permit. Behring commented that the key is confusion from the DEQ and Soil & Erosion Departments. She is addressing violations for John Adams on Juniper Way and Jeff Randall on 11 Mile Road at Lechner easement. Regarding the trailer on the south side of the lake: Schindler said until the ordinance is changed the trailer is o. k., it is allowed for temporary overflow sleeping.

She said the state legislature is making plans to mandate planner training.

BY-LAWS SUBCOMMITTEE: Behring said he, Schindler and Tom Lewis are working on this.

NATURAL RESOURCES: Joseph reported he has reviewed literature and asked the planners to read the article he distributed entitled "Wetland and Watercourse Protection in Onekama Township and give their comments to him.(The article is Attachment A to the original document of these minutes.)

ZONING ORDINANCE REVIEW: Clement reported the committee has established priorities and continue to meet and work on the agenda items. The new compiled Zoning Ordinance Amendment is complete and is at Jackpine for printing.

DEVELOPMENT STANDARDS : No chairman.

PUBLICATIONS, PUBLIC INFORMATION: No chairman.

UNFINISHED BUSINESS:

Definition of what docks require a Marina Permit: The ordinance committee is reviewing this.

How to address docks on properties with no principal dwelling: This is on the ordinance committee's list to consider.

Addressing free-standing decks on lakeshore front yards: Behring reported he talked with Supervisor David Meister regarding: when the zoning administrator has time, she review this issue and be paid for it. Meister will discuss the request with the township board.

Addressing sand filling of bottom land: Behring in a "For The Record" memo to the planners said he had a conversation with Barry Peterman of the DEQ, who told him in regard to filling bottom land with fill of any kind, including sand—it cannot be done without a permit. In requesting such a permit, the DEQ makes a site visit and determines if the requested action will have no effect on the lake environment. Thus, all filling of sand that has occurred around the lake is not legal and we could ask the DEQ to investigate and they would require removal if it has had impact on the lake, Behring said. (Memo is Attachment B to the original document of these minutes).

UPDATE ON JOINT MASTER PLAN: Behring reported the committee reviewed a draft of how the plan is to be organized; will review land use map, state of the township, maps, and discussed priorities. Priorities include: water quality, vibrant downtown, sustainable economic development, controlled growth, consolidation of governments, infrastructure, viewshed, preservation of township character, competitive school. The next step is to develop strategies and tactics. This information can be found on the following website:

ONEKAMA SHORES DOCK: The DEQ gave a permit for the owners to build a permanent structure. Behring asked Schindler to inform them that they need a Land Use Permit.

ADAMS ROAD ISSUE ON MIDWAY: The DEQ told Adams to remove the soil on the Midway property

JOINT TOWNSHIP BOARD/PLANNING COMMISSION MEETING: Meeting scheduled for Thursday, Oct. 30, time to be announced.

LETTER FROM COUNTY PLANNER: Behring received a letter from County Planner Sue Wagner stating that under the new Michigan Planning Enabling Act, if a municipality has adopted a zoning ordinance, the county planning commission may request the municipal planning commission to submit to the county a copy of the zoning ordinance and any amendments. Future amendments shall be submitted to the county planning office within 63 days after the amendments are adopted. (Letter placed in Michigan Enabling Acts File in township office).

COMMENTS ON COUNTY MASTER PLAN: Behring reported he sent a letter with comments on the plan and with the knowledge and support of the township board and planning commission .

DO'S, DON'TS LIST FOR WATERFRONT PROPERTY OWNERS: Behring asked the planners to review the list and be ready to comment at the October meeting. (The list is Attachment C attached to the original document of these minutes).

PHRAGMITES: Behring reported 100 people attended the Phragmites demonstration at Farr Center Sept. 23. A video on the problem was shown. Literature was available for the attendees. Examples of equipment, correct chemicals was displayed. Licensed applicators gave demonstrations on the three main ways to eradicate the phragmites. Behring said some homeowners are already getting together to spray before winter. He will see that the video is placed in the library for interested persons to view.

CITIZEN PLANNER SERIES: Joseph reported the first meeting was very good and informational.

QUESTION OF THE MONTH: What is one new awareness you have in each of the above topics that will impact your attention as a planning commissioner?

Behring said it is important for planning commissioners to go on site and look at a potential upcoming critical issue, lead community discussions on economy, community involvement. He quoted a writing by Margaret Mead: " Never doubt that a small group of people can shape the world. Indeed, it often does". Behring said his hope is that we will pay attention to what this (Onekama Township) will be like for our grandkids; the planning commission has a lot to do with this. He said the commissioners have to lead community discussions on how to get better and be responsible for the legacy we have and for nine generations in the future. We should ask where are we going and how do we get there?

STORM WATER ISSUES: Referring to literature given to the planners, Behring said the township does not have any storm water data in its ordinance at all to take care of storm water and it goes into the lake. Perhaps it should be in a site plan? He encouraged the planners to read the information.

MARINA LAW AND GUIDELINES: Behring said he was surprised to learn of all the laws and regulations for a marina, and the lack of state enforcement and interest.

PUBLIC COMMENT: None.

CORRESPONDENCE: None.

ADJOURN: 9 p.m.

Dan Behring, Chairman

Rudy Gross, Secretary

Submitted by

Mary Lou Millard

Recording Secretary