

**ONEKAMA COMMUNITY PLANNING COMMISSION**

**REGULAR MEETING**

**THURSDAY, NOVEMBER 19, 2009, 7 P.M.**

**DRAFT**

The meeting was called to order at 7 p.m. by Vice chairman Susan Barnard.

The Pledge of Allegiance was said.

Members present: Nancy Story, Rudy Gross, Jon Phillips, Doug Mortenson, Evie McNeil, Ken Bauer.  
Absent: Chairman Dan Behring, Rodger Cody. Also present: Zoning Administrator Dana Schindler,  
Recording Secretary Mary Lou Millard.

**CONSENT AGENDA: Motion** by Phillips, second by Mortenson to approve the minutes of the Oct. 22, 2009 meeting as presented. Motion carried.

**ITEMS TO BE ADDED TO AGENDA:** None.

**MANTHEY PROPERTY:** Schindler reported she drafted a show cause letter and with board permission, will send it to the township attorney for review.

**PPI ACCEPTANCE OF BOAT STORAGE AGREEMENT:** The letter has been signed and filed, the agreement is official.

**RIGHT TO FARM ACT:** Schindler filed a report, it is available for review.

**M-22 PROJECT ACTIVITY:** Barnard said a list of committees and minutes of the meetings have been submitted and are on file. Schindler questioned why there was no representation on this committee from the village council, township board or the planning commission, and urged the M-22 Project group to consider including representatives from these organizations.

**HIGH SPEED INTERNET:** Pros, cons discussed.

**PUBLIC HEARING FOR MASTER PLAN: Motion** by Bauer, second by Story to have the public hearing on Thursday, January 21 at 6 p.m., prior to the regular planning commission meeting, and with the approval of the township board and village council on the choice of date. Motion carried. The commissioners discussed the best way to inform and educate the public on the plan's content so they

would be better informed. It was pointed out that copies of the plan are available in the township office.

**DISCUSSION OF MASTER PLAN THROUGH PAGE 70:** Comments from Behring on pages 35-70 were reviewed; other items were discussed. The commissioners are to review pages 71-98 for discussion at the December meeting.

**DISCUSS OF DRAFT ORDINANCE FOR INFORMATIONAL PURPOSES:** Gross and Schindler asked to address the commission on this matter.

Gross: I'm wondering about procedures on reporting ordinance progress. For me to take part in any discussion at a planning commission meeting is a conflict of interest, because I'm part of a 5-member committee. The zoning ordinance committee is appointed by the village council and township board to whom we are answerable, not as a sub-committee to the planning commission. This becomes double work, I feel. Sometimes the commission's comments are received after the ordinance committee has made changes, including some recommended by the planners. The ordinance committee's meeting results are written and submitted to commission members for their information; that should be as far as it goes.

Schindler: We want to avoid duplication of effort. I think it is very wise for the planning commission to be aware of the consultant and ordinance committee thought process. The board and council approved my taking notes at these meetings and distributing them to the council and board members and planning commission members to keep them in the loop. I'm wondering if a better efficiency of time may be achieved by planning commission review ( as a committee of the whole) once the elected officials pass it on to you (planning commission).

Consensus of the commissioners was that this (review by the committee of the whole) would be a more efficient procedure. **Note:** Schindler's written comments are attached to the original document of these minutes).

**CIP COMMITTEE:** Phillips reported the group has completed the preliminaries of obtaining feedback from area groups, officials, and will put these responses on a spreadsheet.

**PPI REVIEW:** Bauer reported Behring will arrange a meeting with Story, Bauer, himself and Mike DeVoe to discuss the SUP.

**MASTER PLAN PROMOTION:** Story reported it is still under development.

**Z.A. REPORT:** Schindler reported variances issued for Thomas Schram, Gary Diebel and a question was answered for Eskel Norbeck. The complete zoning administrator's report was received and placed on file.

**DECEMBER MEETING:** The December meeting is Thursday, Dec.10 at 7 p.m., not Dec. 17 as listed on the yearly calendar.

**PUBLIC COMMENT:** None.

**CORRESPONDENCE:** None.

**ADJOURN:** 9:05 p.m.

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Susan Barnard, Vice Chairman

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Jon Phillips, Secretary