

**ONEKAMA TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING THURSDAY, APRIL 17, 2008**

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

The Pledge of Allegiance was said.

Members present: Rudy Gross, Roland Clement, Dennis Wickstrom, Vice chairman Jim Mrozinski, Secretary Mary Lou Millard and Zoning Administrator Dana Schindler. Absent: Phil Joseph.

Chairman Behring welcomed Dana Schindler as the new Zoning Administrator.

**CONSENT AGENDA: Motion** by Clement, second by Gross to approve the minutes as corrected: Under Public Comment: "It is foolhardy to keep the lake as clean as it is and then continually put in septic fields." In The Northwoods Development Public Hearing, Section G: "A Class A water system is required and the wastewater system is decided by the DEQ." Motion carried.

**ITEMS TO BE ADDED TO AGENDA:** Outdoor Furnaces, Water Withdrawal Bills, September Meeting Date, Zoning Administrator Evaluation, under New Business.

**PUBLIC COMMENT ON AGAENDA ITEMS:** None.

**TOWNSHIP BOARD REPORT:** Clement said the Harbor Commission indicated the channel to Lake Michigan should be dredged about June 1<sup>st</sup>. The board received a sample Resolution from Portage Point Inn indicating if the Inn could not operate, the township would have to take over the maintenance. He said this was accepted several years ago, it just needs to be updated for the Inn's master deed. Because of the special assessment district, the township would be removed from the financial obligation. The board also established a \$50 fee for renewal of an expired Land Use Permit, and established a \$10 fee for removal or demolition of a building. The township and village council interviewed two candidates for the zoning administrator position. Both groups also interviewed four applicants for the consultant position to help create a joint master plan.

Jim Mrozinski reported for the Harbor Commission: Some members will attend a video conference with the shareholders at Grand Haven and other members will also attend Michigan Small Harbors Coalition on April 29 in Lansing.

**ZONING ORDINANCE COMMITTEE:** Clement reported the committee is awaiting a review from Attorney Tom Grier on the ordinance amendment. The committee hopes to have a draft available in early May and perhaps schedule a public hearing in May, send it to the county in June and to the township in July.

**DISCUSSION OF WORK SESSION OUTCOMES:** Behring said that Joseph, chairman of the Natural Features and Identification Preservation Committee, has Dave Van Erden and Herb Lennon on his committee. The Land Development Standards Committee needs a chairman.

**VERMUEULEN PROJECT UPDATE:** Behring said Vermeulen has the permits he needs; still checking if septic is in part of the road right-of-way.

**GILBERT PROJECT:** Behring reported: Awaiting information from township attorney regarding a temporary cover.

**ERICKSON PROJECT UPDATE:** Behring said although the DEQ denied the Erickson application, he praised the DEQ response which offered building alternatives and other specific to the Ericksons. The DEQ also offered to work with the Erickson's engineers.

**ZONING ADMINISTRATOR UPDATE:** Evaluation forms distributed, should be returned to chairman in three weeks.

**WATERFRONT RESORT COMPLEX DEFINITION:** Under "Definitions" in the zoning ordinance, a question has been raised as to whether a waterfront resort complex allows selling membership to the pool and exercise rooms, or marina access with other properties owned. The issue will be researched.

**LAND CONSOLIDATION PROGRAM:** The township has the opportunity to purchase properties owned by the State of Michigan. If the township does not want it, it would be offered to the conservation district, then to the public. Chairman Behring showed the map with the available properties on it to the planning commission, for its information and review.

**WEBSITE PROJECT UPDATE:** Millard explained the Onekama Website project and described some of the features, including those which will be a part of the township web page. Work on the project is continuing.

**SEPTEMBER MEETING DATE:** The meeting will be Thursday, Sept. 25, 2008, instead of Thursday, Sept. 18.

**CHANGES IN PLANNING & ZONING ACT:** Clement reported on the new Michigan Zoning Enabling Act and the Michigan Planning Enabling Act. The Zoning Enabling Act is in effect. The Planning Enabling Act goes into effect Sept. 1. Changes will be incorporated into the zoning ordinance amendment.

**UPCOMING WORKSHOPS:** Behring, Clement, Schindler and Tom Gerhardt plan to attend the Planning Enabling Act Workshop May 27 in the Ramsdell Theater, Manistee.

**READING MATERIALS:** Behring distributed several booklets and materials on Conservation Development, Wetlands, Stormwater Management.

**OTHER AGENDA ITEMS:** April agenda items not discussed, and to be placed on the May agenda include: Training Program for Commissioners, Review of Water Quality Report, Outdoor Furnace, Water Withdrawal Bills, Pressing Needs, Stormwater Management Discussion, Discussion of Work Session Outcomes, Work Project Deadlines.

**PUBLIC COMMENT:** None.

**CORRESPONDENCE:** None.

**ADJOURN:** 9:22 p.m.

Submitted by

Mary Lou Millard, Secretary

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Dan Behring, Chairman

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