

**ONEKAMA COMMUNITY PLANNING COMMISSION**

**THURSDAY, SEPT. 19, 2013**

**REGULAR MEETING AT 6:30 P.M.; PUBLIC HEARING AT 6:40 P.M.**

The meeting was called to order at 6:35 p.m. by Chairman Jim Trout.

The Pledge of Allegiance was said.

Members present: Charlotte Straight, Susan Barnard, Bonnie Miller, Roger Cody, Tom Koon, new Village Representative Suzanne Schwing. Also present: Zoning Administrator Kris Philpot. Absent: New Village Representative Rudy Milasich, Al Taylor.

**MINUTES: Motion** by Barnard, second by Miller to accept the minutes of the Aug. 15, 2013 Regular Meeting as presented. Motion carried.

**ITEMS TO BE ADDED TO AGENDA: Motion** by Cody, second by Miller to accept the agenda as presented. Motion carried.

**NOTE: Schwing was not sworn in at this meeting. Therefore, she chose to abstain from voting on the proposed ordinance amendments at this meeting. The commission concurred on her decision.**

**PUBLIC HEARING**

Chairman Trout opened the public hearing at 6: 40 p.m.

**INTRODUCTION:** Trout explained the purpose of the public hearing is to receive input on proposed changes and amendments to the Onekama Township Zoning Ordinance. The proposals are as follows:

**Article 80, Section 8003:** Discuss amendatory language to clarify issues related to “Non-conforming use (and) “non-conforming, unimproved lot (s) of record”.

**PUBLIC COMMENT:** None

**Article 10, Section 8005: Building Damage or Destruction:** Proposed for Section A: “No building damaged by fire, **RAZING OR TEARDOWN**, act of God, or other causes...

**PUBLIC COMMENT:** None .

**ARTICLE, 10, Section 1014, Fences:** Trout said existing language says you can’t have a shed or shrub on the front property. Remove reference to “...or planted hedgerow” in the Definitions.

**PUBLIC COMMENT:** None.

**ARTICLE 10, SECTION 1019, Sub-Section A:** Trout said the reason the changes are proposed is to create rules to fit the property. EG: larger properties. The language proposed is to increase the number and possibly size of accessory buildings permitted on residential RR1, RR2, RR3 and RR4 parcels of 2 acres or larger, using a sliding measure of what may be permitted as the parcel size increases. Trout said there is no change in Number 4 of this Section; numbers 5 and 6 reflect changes as written.

**PUBLIC COMMENT:** None.

**ARTICLE 10, Section 1007, View Shed of Back Lots:** Add C.: Nothing in this Ordinance is intended to protect any view shed of any back lot owner.

**PUBLIC COMMENT:** None.

**Section 1029: Small storage Buildings/Garden Sheds of 144 square feet or less:** Zoning Administrator Kris Philpot asked that the commission specify “Small” in the Ordinance header and that the issue be placed in “Definitions”. The commissioners agreed to change 144 square feet to 144 feet or less.

Schwing: Can you put a small structure on an empty lot without a primary structure?

Trout: The Village has 25 foot unbuildable lots.

Cody: What does the current ordinance say?

Philpot: My first impression is it shouldn’t be allowed if you own waterfront. If you can’t have an accessory building without a main building, you shouldn’t have a garden shed without a main building.

Trout: You have to have a primary dwelling on a parcel or a contiguous parcel to have a shed.

**PUBLIC COMMENT:** None.

**Section 1030: Hunting Blinds, Temporary Stands, Fishing Shanties, Playhouses:** Discussion centered around restrictions to a house, and designated by the DNR.

**PUBLIC COMMENT:** None.

**Section 1031: Sidewalks, Patios, Driveways:** Trout: These are not considered accessory structures.

Philpot: I am concerned about patios closer than 10 feet to the property line.

Trout: I think this is a concern between neighbors.

**PUBLIC COMMENT:** None.

**Section 1032: Parking or Storage of Recreational Vehicles and Trailers:**

Trout: What happens if people don't have a backyard and only a primary driveway? Park the vehicle there. Section 1032 A, numbers 1 through 7 are new in the proposed ordinance amendment.

**PUBLIC COMMENT:** None on the ordinance amendment.

Schwing: I'd like to commend this group in being reasonable in preparing an ordinance. You considered the rights of the property owner. You did a good job.

**HEARING RECESSED: 7:47 P.M.**

**HEARING RECONVENED AT 7:55 P.M.**

Trout proposed that the following sentence **"Storage must be in the side or rear yard and all setbacks must be met"** be deleted from: Article 37, Section 3702 A-3; Article 38, Section 3802 A-3; Article 39, Section A-3; Article 40, Section A-3; Article 41, Section 4102 A-3; Article 42, Section 4202A-3; Article 43, Section 4302 A-3; Article 50, Section 5002 A-3. Motion by Barnard, second by Miller to recommend to the Township Board that the sections be deleted as suggested by Trout (above). Motion carried.

Public Comment: None.

**HEARING CLOSED: 8 P.M.**

**REGULAR MEETING:** The regular meeting resumed at 8 p.m.

**ACTION ON PROPOSED AMENDMENTS:**

---**Fences: Motion** Miller, second by Cody to recommend to the Township Board that it remove the reference to “...or planted hedgerow...”in the Definition of Fences. Motion carried.

---**Unimproved Lot of Record: Motion** by Cody, second by Koon to recommend to the Township Board that it include clarification language on what constitutes a parcel in the Definition of Unimproved Lot of Record, and add clarification language to Non-conforming, Unimproved Lot(s) of Record. Motion carried.

---**Article 80, Section 8005: Motion** Koon, second by Miller to recommend to the Township Board that it amend Number A to include “razing or teardown”. Motion carried.

**Article, Section 1019 A: Motion** by Cody, second by Barnard to recommend to the Township Board that it approve the proposed language to increase number and possibly size of accessory buildings permitted on the residential districts of two acres or more, also place restrictions on materials and composition of additional buildings, meaning finished in a material type and appearance congruent with the primary dwelling. Motion carried.

Because of an error in the time notification limit of the earlier presentation, approval by the planners, subsequent approval by the Township Board, but rendered void, the following proposals are reviewed again.:

---**Article 10, Section 1007, View Shed of Back Lots: Motion** by Miller, second by Straight to recommend to the Township Board that it approve changes in Section 1007. Motion carried.

---**Article 10, Section 1020 D, Clarification of Temporary Overflow Housing: Motion** by Cody, second by Koon to recommend to the Township Board that it approve adding “not more than three weeks”. Motion carried.

---**Article 10, Section 1014, Fences: Motion** by Cody, second by Barnard to recommend to the Township Board that it approve changes to Section 1014, Fences. Motion carried.

Schwing asked what is the rationale for limiting the front fence to three feet?

Trout said this language is the same as in previous ordinances.

---**Article 10, Section 1029, Small Storage Buildings/ Garden Sheds of 144 Square Feet or Less: Motion** by Cody, second by Barnard to recommend to the Township Board that it approve Section 1029 by adding “Small” in the title line and as the first word in the first paragraph; remove “square” and add “or less” after “feet” in the first paragraph and second line of number A; add as number E--Allowed on parcels with a primary dwelling or contiguous property; add Small Storage Buildings and Garden Sheds to Definitions. Motion carried.

---**Article 10, Section 1030, Hunting Blinds, Temporary Stands, Fishing Shanties, Playhouse: Motion** by Barnard, second by Miller to recommend to the Township Board that it approve Section 1030. Motion carried.

**Article 10, Section 1031, Sidewalks, Patios, Driveways: Motion** by Barnard, second by Cody to recommend to the Township Board that it approve Section 1031. Motion carried

---**Definition of Recreational Vehicle or Trailer: Motion** by Miller, second by Koon to recommend to the Township Board that it approve the definition of recreational vehicle or trailer which means a boat, small utility trailer, trailer, travel trailer, motor home, and/or removable truck camper. Motion carried.

---**Article 10, Section 1032, Parking or Storing of Recreational Vehicles and Trailers: Motion** by Barnard, second by Miller to recommend to the Township Board that it approve Section 1032. Motion carried.

The Ordinance Amendments are ready for review by the Township Board. The Planning Commission unanimously recommends all for passage.

**NOTE: COMPLETE DETAILS AND COPIES OF THE PROPOSED ORDINANCE AMENDMENTS ARE AVAILABLE AT THE TOWNSHIP OFFICE.**

**ADJOURN:** 8:40 p.m.

Submitted by Mary Lou Millard, Recording Secretary

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Jim Trout, Chairman

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Charlotte Straight, Secretary

