

**ONEKAMA COMMUNITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 18, 2010**

A training session on Farmland Protection was conducted at 6:30 p.m., prior to the regular meeting.

The regular meeting was called to order at 6:55 p.m. by Chairman Dan Behring. The Pledge of Allegiance was said.

Members present: Jim Trout, Nancy Story, Susan Barnard, Jon Phillips, Tom Koon, Craig Peterson, Roger Cody Absent: Doug Mortenson. Also present: Recording Secretary Mary Lou Millard.

Mortenson arrived at 7:02 p.m.

CONSENT AGENDA: Motion by Cody, second by Barnard to accept the minutes of the October 20, 2010 meeting as presented. Motion carried.

PUBLIC COMMENT ON NON AGENDA ITEMS: None.

ITEMS TO BE ADDED TO AGENDA: None. Move Committee Reports ahead of New Business.

UNFINISHED BUSINESS: Behring presented a summary of Page 100 of the Onekama Community Master Plan, which is attached to the minutes of this meeting as "Attachment A". He suggested that the planners keep this in their binders and use as a checkpoint on a regular basis.

Consultant John Iacoangeli of Beckett & Raeder arrived at 7 p.m.

Behring and planners discussed Goal B in the Master Plan Review. He distributed M-22 Corridor Project recommendations for the Master Plan. He also distributed a paragraph excerpted from the book "Boom Town USA" by Jack Schultz on "Prosperity for Small Towns".

COMMITTEE REPORTS:

---DNRE VISIT: Trout and Cody met with DNRE representatives Barry Peterman, Bottomland Specialist; Greg Goudy, Water Quality; and Sue Conradson, Critical Dunes, all from the Cadillac office, regarding issues around the lake on bottomlands, wetlands, etc. Trout said Peterman's advice was to not "get into it". The only reason that the township and village should get into it is if the ordinance duplicates the DEQ or Corps and when either of these entities is not doing their job. Cody said when asked what role does the township and village have in permitting, Peterman said the issues are already handled by the DNRE and Corps. Both DNRE and the Corps should be allowed to handle the issues

of bottomlands. On docks, Peterman said anyone who owns riparian rights can put out a dock. On permanent docks- call the corps, people can get a permit from the corps. On moorings, you must have riparian rights; the state regulates moorings. Docks stored on bottomlands are not a township issue, call the DNRE. Decks can be cantilevered over bottomland; if it is on the high part, that is a township or village problem. Trout and Cody agreed to prepare a "Frequently Asked Questions" sheet on the issues of bottomlands and post it on the website and have copies available in the township and village offices.

ANNUAL COMMUNITY FORUM: Village board member Alice Hendricks reported that she and planner Koon are awaiting responses to their letters to the township and village supervisor and president, respectively, regarding arranging a date and time for the township and village officials to meet together and share ideas, issues, etc.

.John Iacoangeli of Beckett & Raeder addressed the planners on the draft of the community zoning ordinance and how it evolved and its progress. Under Special Requirements for Mining and Allied Uses, Iacoangeli said it is not necessary to have gas sweetening in this ordinance; it should be a police ordinance. The information in the proposed ordinance regarding this has not been updated for five years, he said. Other issues in the beginning review of the proposed draft and review of township and village ordinances includes paved driveways and off-street parking.

Resident Rudy Milasich addressed the planners regarding the proposed community zoning ordinance and said he's troubled that the ordinance is being written from scratch, it was supposed to be a melding.

Iaconangeli said that site development is the primary issue discussed. The zoning ordinance is a consensus document.

Behring said when he received the draft of the proposed zoning ordinance from Beckett & Raeder he assigned teams from the planning commission to assess both the township and village ordinances and the draft from the consultant. The teams will continue meeting and reviewing their assigned sections for further discussion.

Iacoangeli left the meeting at 8:50 p.m.

ZONING ADMINISTRATOR'S REPORT: Received by mail and placed on file.

PUBLIC COMMENT: None.

CORRESPONDENCE: None.

ADJOURN: 9 p.m.

After the meeting adjourned, Dan Behring asked the audience to leave and asked the planning commissioners to remain. He then announced his resignation as a member of the

planning commission.

Dan Behring, Chairman

Jon Phillips, Secretary

Submitted by Mary Lou Millard,
Recording Secretary