

**DRAFT      DRAFT**

**ONEKAMA COMMUNITY PLANNING COMMISSION  
TRAINING SESSION AND REGULAR MEETING  
THURSDAY, OCTOBER 18, 2012, 6:30 P.M.**

The training session was called to order at 6:30 p.m. by Chairman Jim Trout.

Members present: Roger Cody, Al Taylor, Susan Barnard, Doug Mortenson, Charlotte Straight, Bonnie Miller. Absent: Tom Koon, Craig Peterson.

The group viewed a training video entitled “Grants for Planning”.

The regular meeting was called to order at 6:50 p.m. by Chairman Trout.

The Pledge of Allegiance was said.

**MINUTES: Motion** by Taylor, second by Mortenson to approve the minutes of the Sept. 20, 2012 meeting as presented. Motion carried.

**ITEMS TO BE ADDED TO AGENDA:** Add GIS under New Business, after PPI Special Use Permit.

**PUBLIC COMMENT:** None.

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

**ZONING ORDINANCE:** Trout reported he talked with a village official regarding the zoning ordinance. The official indicated the village was going to review its own ordinance. Trout said the Planning Commission will continue to work on zoning issues and suggest amendments to the existing Ordinances, both Township and Village. Among the issues brought to the attention of the Planning Commission are: fence regulations, boat storage, storage/removal of ice shanties, township and village parks and road end access properties, lemonade stands and similar temporary uses in residential areas, and possibly limits on the frequency of garage and yard sales.

**PPI: Special Use Permit/Show Cause Hearing:** The planning commission reviewed letters from Township Zoning Administrator Kris Philpot to Mike DeVoe of Northwoods Development, LLC (PPI). The letters cited Mr. DeVoe for construction of a horse corral on property covered by the Special Use Permit granted to Northwoods Development LLC/PPI, specifically the baseball diamond property. Such usage, if permitted, would require an amendment to the Special Use Permit currently in place. Subsequent to the notice of violation letter from Z. A. Philpot, it is alleged that Mr. DeVoe brought in a temporary holding pen, constructed another horse corral and increased the number of horses kept on the property. Philpot requested the Planning Commission schedule a Show Cause Hearing to determine if the action of placing horses and corrals on the subject property conforms to what is allowed by the current Special Use Permit and, if in violation, to direct Mr. DeVoe to comply or show cause why the Special Use Permit should not be revoked.

**Motion** by Cody, second by Miller that a Show Cause Hearing be scheduled for Thursday, Nov. 8,

2012 at 6:30 p.m., preceeding the rescheduled regular meeting of the Onekama Community Planning Commission. Barnard abstained from voting because of a conflict of interest. Motion carried.

**GIS:** Taylor reported he attended the Manistee County Summit meeting in September. He said at the meeting, the county planning department described how it is trying to digitize various items and data related to planners. Taylor said he asked the county planning department for all information pertaining to wetlands, streams, etc. for Onekama Township and received that data within three hours, a process that could take a week if not digitized. He suggested this might be a good tool for the township's future use.

Trout announced that the Township Board's November meeting will be Monday, Nov. 5, because of the election on Tuesday, Nov. 6.

**ADJOURN:** 8:19 p.m.

Submitted by  
Mary Lou Millard,  
Recording Secretary

---

Jim Trout, Chairman

---

Charlotte Straight, Secretary