

DRAFT

ONEKAMA COMMUNITY PLANNING COMMISSION REGULAR MEETING AND PUBLIC HEARING THURSDAY, JANUARY 21, 2010, 6 P.M. FARR CENTER

The meeting was called to order by Chairman Dan Behring at 6 p. m.

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

The Pledge of Allegiance was said.

CONSENT AGENDA: Motion by Bauer, second by Barnard to approve the minutes of the Dec. 17, 2009 minutes with the following corrections: under Unfinished Business change “meet” to “consult”; under Ordinance Review change Feb 12. 2010 to Jan. 6, 2010; under Complete Discussion... change “projects” to “districts”. Motion carried.

ITEMS TO ADD TO AGENDA: Add under New Business: Annual Report

PUBLIC HEARING:

The public hearing is to consider a proposed Onekama Community Master Plan. Behring said Pursuant to Public Act 33 of 2008, the Michigan Planning Enabling Act, Section 43 (MCL 125.3843) the planning commission shall hold not less than 1 public hearing on the proposed master plan. He said the master plan is the work of many-- watershed group, village, township, citizens, students. He introduced the team of people who helped on the project. He said it is the first time the village and township have formed a joint master plan, and the sixth time in the state this has been attempted. He also recognized Tim Ervin of the Alliance for Economic Success for his role in the project. All surrounding entities and utilities received copies of the plan. The County planning commission indicated it found no problem with the plan.

Behring explained the procedure to speak: The purpose of this public hearing is to solicit written or verbal comments from residents and other interested parties regarding various aspects of the Onekama Community Master Plan. Persons wishing to address the Planning Commission are requested to give their full name and address for the public record. Comments received will be compiled by the Secretary of the Planning Commission for review by the Onekama Community Planning Commission at its next regularly scheduled meeting. As a result of this review, administrative revisions to the master plan will take place and the plan will be placed on the Planning Commission schedule for deliberation and action. Any revisions to the Master Plan will be subject to review by the public. Copies will be available at Township Hall, Village Hall, Onekama Public Library and on the Internet.

Behring introduced Consultant John Iacoangelli, a planner and planning educator of Beckett & Raeder, who presented a power point overview of the master plan and its formation.

PUBLIC COMMENT:

Rick Shay: I own Shay's Chop shop and have a long term plan for my real estate. I would like it to stay commercial.

Jerry McCormick: I own land and would eventually like to cut some trees. I am concerned that I can do this within the guidelines of the Master Plan.

Tim Ervin of the Alliance for Economic Success: He read a letter from the Alliance which offers support , encouragement, congratulates the community on its effort and supports the community in implementing the plan. (**NOTE:** The letter is attached to the original document of these minutes).

Jim Herkelrath: Some of this affects property we own off 11 Mile. Slopes, no building over 15 per cent, 5 acre plats, no more than 10 per cent of site shall be developed. We could only develop 8 acres of 27 acres. This greatly affects us on land value, timber and I don't see taxes going down. As long as we pay taxes, we should be able to harvest timber. If property is devalued you are taking income off that property.

Steve Silvagi: It is a remarkable plan, you did a fine job. Referring to Figure E-4: you have two ideas on the same page—people shouldn't build on a ridge line and spoil the view, and other people coming here for the view. Try to develop the land use with thoughtfulness.

Carolyn Herkelrath Wecker: Are we going to log our property? A lot of this plan targets our property. We've kept it pristine-- we've had it for 100 years.

Pete Barnes: It's good that we are planning. The planning is a generic oversight- the devil is always in the details. The concern you hear is about the details. You have to have someone with authority to enforce this, without raising taxes. Also, there's governance. In the zoning ordinance you are taking away people's rights. There's governance if some are given preference.

Behring: It's difficult to build communities, there's some adjustment to it. There will be an opportunity to do this with the ordinance.

Al Brown: I worked with a fellow who wanted a golf course; someone else wanted condos. We don't want more condos. Don't make a bunch of rules.

Behring: People on the leadership team worked to give us the best possible input. There is nothing here about select cutting. The ordinance will take over the strategies to implement this. There are issues with land use. I don't think there is anything in there (the master plan) that would reduce anyone's freedom. We need intelligent, objective guidelines.

Jackie Krolczyk: My comments are about the proposed sewer. We have property along Fairview that

the DEC deemed unbuildable to build. I hope this won't further affect that.

Pat Guzikowski: We have RDA, MDA and all those governing services- will this supersede those?

Behring: Some local authorities are governed by those sources. We are trying to make the zoning administrator's job simpler with the new zoning ordinance.

Carolyn Herkelrath Wecker: When will these be implemented? Will you take public comments?

Behring: The committee is working on it. It has to go to the planning commission, township board, village council. It will be later than this summer,. Some things have never been addressed before. Yes, you will have a chance to comment.

Wecker: If you have more jobs, I'd love to get involved.

Behring (to secretary): Write her name down. If anyone else here would like to volunteer to help, please see me. We would like to get more people involved.

David Smeltzer: I've read this and I was on the planning commission for 17 years. There's a running bias in the document. It refers to wood lots and provides for a collective use of land management. The zoning ordinance allows for use but also should allow people to use their land. Documents like this are to eliminate conflict and not disturb neighborhoods. If you want a buy-in, provide incentives for these people. Regarding the ten acres: this doesn't do anything to save a farm- Farmland Preservation preserves farming. We farm where we can. Provide incentives to allow exchanges for something else. We are heading for an implosion. We need to be cognizant of the tax structure in this community. There's a \$14 million school building, but the enrollment is declining. We taxed the community to clean up the phragmites in the lake. There's a running bias in the document for people. Private property rights are where it begins, not where it ends. Live within reason.

Jerry McCormick: I agree.

Bob Hensel: I agree with Smeltzer. I felt my rights were being usurped as a landowner. There's not a building here built on a slope. I feel the slope issue should be removed from the master plan. We need a forester to tell us what trees should be cut down. The document says what we have to do. I wasn't necessarily proud of being on the Leadership Team committee..

Al Brown: On water quality: There's going to be a lot more drilling of shallow wells. They drilled under me and wanted to go under my water well. I had to pay \$2,000 for a new well. Can't we do something about the drilling under the lake?

Behring: the oil and gas companies come and do what they want. We have had a lot of discussion. There's not much we can do, but we are working on some of this.

Renee Mallison: Since the age of 10, I dreamed of having a home on a hill my grandparents owned. We bought the land. For 24 years I wanted to build. We don't want it clear cut. Please don't take away the dream of a 10-year-old girl.

Dennis Green: I own the RV Park and noticed the park removed from commercial as is Shay's, but Onekama Marine stayed. I'd like all three to stay in commercial.

James Wisniski: I'm tired of this- don't tell us what trees to cut, pretty soon it will be like the village cutting landowners' trees. Many people here own most of that land on the south side. If you would have asked them (about cutting trees), you would have your answer. We pay taxes, we should be able to do what we want.

Carolyn Wecker: We need a vibrant downtown. I'm willing to work on this.

Jeff Wisniski: I'm confused. McCormick asked to cut timber, you said no conflict.

John Iacoangelli: The master plan is a guide. Specifics are addressed in the ordinance. The ordinance is reviewed by the planning commission; adoption is by the township and village council. Dr. Bob and I went 'round on the issue of trees. People are protective of property; others are protective of the natural beauty. When we get into the issue of clear-cutting, without the advice of a forester people cut it down and burn it. The farming community is intensely independent. Based on comments tonight I don't want people leaving, feeling that they have to monitor everything. The idea of viewshed protection came from 2008 sessions. I'd be happy to meet with farmers or others who might have ideas on the south ridge, and farmers, on how they want to manage the Master Plan.

David Meister: I sat on the committee; we took input from 180 people. Don't blame these folks (planning commission). This plan was formed by people who attended those meetings. We are not trying to exclude anyone.

Jeff Wisniski: Why was it decided to remove commercial?

Behring: We are trying to develop commercial on a long range plan. The commercial entities will stay as they are; this is a future land use plan.

John Iacoangelli: The Master Plan is for the future—and, the RV park is not commercial. The zoning ordinance will maintain commercial and the map will continue as commercial. If you drive there you will see lots of houses; 95 per cent of the property is residential.

Rick Tompke: There were 180 people at those meetings; and 2,700 parcels. That's not good representation. You hit the viewshed, ridge line. Woods are privately owned, the timber is private property. We don't get a break on taxes as forest owners. We can only minimize tree cutting at 20 per cent in this document.

Jeff Wecker: I love the plan, but you need to change or omit the cutting of lumber and the viewshed.

Chester Miller: I live in town and own acreage. This zoning is coming across as aristocratic. Our family has been here since the 1800's; our family and some others here have thousands of acres. And for a lot of these farmers, this is their retirement. They didn't work in big plants and have pensions- their farm is their retirement.

Alice Hendricks: I live in the village and am somewhat involved. It is good you are here and voicing your opinions. The township board meetings, village board meetings are public meetings-- attend them. It's a plan not in stone, it can and will be revised. If we don't get it right, let us know.

Mike Acton: I've been a trustee and have been on the planning commission. Wording and how it is interpreted is important. I think some of this is more fear. These people have made a great contribution.

Hugh Rollin: I'm not happy with the cutting of trees, I have a problem with the slopes. You are telling us we can't do this or can't do that. Don't shoot down my commercial. Other things: higher density, smaller lots- we don't need smaller lots, use the stuff that's here. In the village you want to keep M-22 open. They all gawk at the lake, you have to avoid the gawkers. You are taking more rights away all the time, like you can't cut trees and can't build on a slope.

CORRESPONDENCE: Correspondence received from Howard & Pat Hughes, David Wallace, Manistee County Planning Commission, Ed Bradford, Ray Franz (NOTE: Correspondence is attached to the original document of these minutes)

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PUBLIC HEARING CLOSED: 7:55 P.M.

10 minute recess taken.

REGULAR MEETING RE-OPENED: 8:08 p.m.

Behring gave letters received at the hearing to the recording secretary.

He announced that the joint planning commission will meet Thursday, Feb. 18 at 7 p.m.

Behring voiced praise and encouragement to the commissioners for their role in the Master Plan

process.

PROPOSED COMMUNITY MASTER PLAN DISCUSSION: Postponed.

PUBLIC COMMENT ON AGENDA ITEMS: None.

TOWNSHIP BOARD REPORT: On file.

ZONING ADMINISTRATOR'S REPORT: Schindler distributed copies of the 2009 ZBA Summary for the township and village. She reported she asked the ZBA to pay attention to repeated variances, and asked the commissioners to read the zoning ordinance committee notes on Attorney Chris Bzdok's comments on industrial areas.

MANTHEY PROPERTY: Working on a plan of action.

PLANNING COMMISSION BUDGET FOR 2010: Behring said it needs to be given to the clerk by March.

SEWER DISUCSSION WITH USDA/DEQ: Doug Callaway is in charge of an effort to communicate how funding can be obtained. He said the USDA/DEQ has money available.

DISCUSSION/ACTION ON BY-LAWS: Consensus to keep the by-laws as they are.

CIP: Phillips reported the group has two meetings scheduled in February.

ORDINANCE DEVELOPMENT: No report; continuing to meet.

PPI: Bauer, Story and Behring met with Mike DeVoe and Jim Poellet about future ideas in accordance with the Inn's Special Use Permit..

PUBLIC COMMENT: Comments received from Doug Callaway, Phil Parker.

CORRESPONDENCE: None.

ADJOURN: 9:05 p.m.

Dan Behring, Chairman

Jon Phillips, Secretary