

**ONEKAMA TOWNSHIP PLANNING COMMISSION**

**REGULAR MEETING**

**THURSDAY, AUGUST 21, 2008**

The meeting was called to order by chairman Dan Behring at 7:01 p.m.

The Pledge of Allegiance was said.

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

**CONSENT AGENDA: Motion** by Millard, second by Clement to accept the minutes of the July 22, 2008 meeting as presented. Motion carried.

**ITEMS TO BE ADDED TO AGENDA:** Memo to Township Board, VHS Warning, Glen Lake Program, Norman Township.

**TOWNSHIP BOARD REPORT:** Clement reported the board will have a special meeting on Monday, Aug. 25 at 8:45 a.m.; Manistee County Planning Commission will meet in Onekama Township Hall Aug. 28 at 7 p.m., Supervisor David Meister and Trustee James Wisniski plan to attend to seek a report regarding the Portage Ridge subdivision. The board also approved a resolution supporting the Michigan Emergency Management Assistance Compact.

**PLANNING COMMISSION SECRETARY:** Chairman Behring presented outgoing member and Secretary Mary Lou Millard with a plaque of Excellence and Achievement for her 13 years of service on the planning commission. Due to the new Michigan Enabling Act, Millard, because she is an employee of the township, can no longer serve on the commission. She expressed her gratitude and said she was honored to have had the privilege of working with the commission.

**ZONING ADMINISTRATOR'S REPORT:** Schindler reported 7 land use permits issued, no special use permits or land division action, 1 appeal was scheduled August 6 by the Zoning

Board of Appeals, reminder to those wishing to participate in the Citizen Planner Series to contact Clerk Helen Mathieu, 2 violations resolved, 6 violations pending.

---Among the pending violations is the 11 Mile Road at Lechner easement regarding a washout and construction timeline. She said the width of the road will be minimized to 16 feet and the developer will be asked to submit larger scale drawings that are signed, sealed and certified. Schindler and Clement met with developer Jeff Randall to discuss a complete engineering report with water run-off and other needed data, to protect adjoining property owners. The court-ordered easement requires a stable road.

---Schindler reported on a land use permit complication on the Padden permit. It was determined that the state building permit was issued more than two weeks ( June 25) before the land use permit (July 14). The land use application presented to the township June 10 was denied, but the applicant deleted the “denial”, forwarding it to the state. The State Building Division accepted it as a Land Use Permit. Schindler has adjusted and re-designed the application. She will notify the owner and send information regarding the requirements and engineering plans needed as requested by the road commission director. If the plans do not arrive, further action may be taken.

---Schindler also asked the zoning ordinance committee to look at the dock situation around the lake where no homes are present. She was asked to review the Manthey Special Use Permit, get dimensions of the property and report to the next planning commission meeting.

---**Zoning Board of Appeals** will meet at 6 p.m. Wednesday, Sept. 3, 2008 for two appeals, and to discuss revision of the Rules of Procedure.

**CITIZEN PLANNER:** Clement pointed out that the new Enabling Act calls for certain required training for planning commission members in order to be re-appointed. The state law requires one mandatory session during a member's three-year term.

**ZONING ORDINANCE REVIEW AND DEVELOPMENT:** Clement reported the committee is looking at several items, including docks, decks, Onekama Shores Subdivision dock. Millard was asked to stay on the committee as an ad hoc member. She agreed.

---A sub-committee of Behring, Schindler and citizen Tom Lewis

will revise and correct the commission's by-laws and prepare a draft for the entire commission to review.

**NATURAL RESOURCES COMMITTEE:** Joseph reported he read “Protecting Michigan”s Wetlands and suggested the committee try to come up with a basic concept for a local wetlands ordinance, which can't be more lenient than the state ordinance, but it can be more strict than the state law.

**PUBLICATIONS:** Millard reported more data being added to website. Revised forms and zoning ordinance will replace current ones on website, when presented for publication.

**AD HOC COMMITTEE ON LAND DEVELOPMENT STANDARDS:** Behring said information is needed on: steep slopes, storm water run-off, swales, standards required for developing land, impervious surfaces, parking lots and best management practices.

**JOINT MASTER PLAN:** The Leadership Committee will meet Tuesday, Sept. 9 at 7 p.m. in the township hall.

**MEMO TO TOWNSHIP BOARD:** Behring discussed the memo he sent to the township board regarding his own views and suggestions for a better, stronger township; ways to include more people, and seek funds. He requested a discussion meeting with the board to further review the memo.

**GLEN LAKE ASSOCIATION:** Behring reported he spoke with Sarah Litch, president of the Glen Lake Association, regarding that group's efforts to preserve its lake and keep it clean. Some methods included having students provide information at the docks for boaters, and help wash the boats when they come in to dock, monitoring and eradicating weeds in the lake. Behring, Mike Acton, Dave Combs and Mrozinski will set up a meeting with Litch to discuss Glen Lake's projects and protection methods.

**SPRAYING ON THE LAKESHORE:** Behring discussed spraying along the lakeshore with Barry Peterman of the Cadillac DEQ office and Eric Bacon of the Water Bureau, who offered insight and suggestions as to what and under what laws steps can be taken to educate residents as to what chemicals or herbicides can be used around water. He talked to Mike Acton to see if the Project Watershed Forever group could undertake this as a demonstration/education project.

**QUESTION OF THE MONTH: What should we be concerned about as a Planning Commission in regard to marinas?** The commissioners were asked to take a look at what the laws are- just for their own information.

**PUBLIC COMMENT:** None.

**CORRESPONDENCE:** Millard read letter from Manistee County Planning director Sue Wagner.

**ADJOURN:** 9:45 p.m.

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Dan Behring, Chairman

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Mary Lou Millard, Secretary