

**ONEKAMA TOWNSHIP PLANNING COMMISSION PUBLIC HEARING**

**AND REGULAR MEETING THURSDAY, MAY 18, 2017**

**6:30 P.M., TOWNSHIP Hall**

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

The Pledge of Allegiance was said.

Members present: Jon Phillips, Beata Hunt, Al Taylor, Robert Blackmore, Tom Volkema, Roger Cody, Trout. Also present: Zoning Administrator Kris Philpot, Recording Secretary Mary Lou Millard.

Members of the audience were: Bob Hilliard, Bob Simutis, Wayne Faber, Judith Spohn.

Trout explained the reason for the hearing is to receive input on proposed amendments to the Onekama Township Zoning Ordinance : Article 10-General Regulations, Section 1012 A; Section 1012 C (11); Article 41, Section 4104 H; Article 84, Section 8401, Land use Permits. (Note: Proposed changes are in bold type). Under consideration for amendment are:

---Section 1012-Private Roads and **Undeveloped Platted Roads.**

- A. Private Roads and undeveloped platted roads, excepting driveways across private parcels, are subject to all requirements of Article 10.**
  - 1. A certified land survey shall be submitted with all applications for a Land Use Permit and approval of a Land Use Permit is required before any earth moving. To minimize environmental damage and disruption, Land Use Permit applications to develop undeveloped platted roads shall not be issued unless an applicant has no other option to access a parcel or parcels owned by the applicant on the undeveloped platted road. Such options include frontage on existing roadways of any type and driveways intersecting existing roads.**
  - 2. Undeveloped roads shall be considered Minor Roads unless providing access to more than three (3) principal buildings or parcels on which principal buildings may be built, in which case an undeveloped platted road must be developed to meet all standards and conditions for Local roads.**

---Section 1012 C (11): Delete this section which states: **“This section shall not apply to public roads in subdivisions platted before Nov. 10, 1987, which are not developed roads”.**

---Section 4104.H: Delete this section which states: **“No more than one recreational vehicle, boat, trailer, shall be stored outside a building. Outside storage shall be in a side or rear yard.”**

Article 84, Section 8401-Land Use Permits: **Add Sections K and L: Prior to issuance of a Land Use Permit for the purpose of developing an undeveloped platted road, the applicant shall submit a certified survey of the undeveloped platted road and post to the township of Onekama a surety bond or cash bond in an amount sufficient to cover the estimated cost of improving the undeveloped platted roadway to the required standard. The amount of the surety bond or cash bond shall be determined through bonafide estimates from licensed road contractors and/or the Manistee County Road Commission, and be provided in writing to the zoning administrator.**

**L. All requirements and conditions given in Article 10, Section 1012 of the Ordinance shall apply to the issuance of Land Use Permits.**

**COMMENTS IN FAVOR:** None.

**COMMENTS OPPOSED:** None.

**OTHER COMMENTS:** Hilliard said he owns a section line road, the right of way is there; he has 50 acres. If he wanted to make a road off of it, would he need a permit?

Trout: You wouldn't need a permit, you are zoned "AG"; none of this would affect you.

Spohn asked what about paper roads?

Philpot: We are talking about undeveloped platted roads.

The public hearing adjourned at 6:45 p.m.

The regular meeting was called to order at 6:45 p.m. by Trout.

**MINUTES: Motion** by Cody, second by Hunt to approve the minutes of the April 20, 2017 meeting. Motion carried.

**AMEND AGENDA:** None.

**PUBLIC COMMENT ON AGENDA ITEMS OTHER THAN TOPICS RELATED TO THE PUBLIC HEARING:** None.

**ZONING ADMINISTRATOR'S REPORT:** Philpot reported two land use permits were issued. She attended a webinar on Medical Marijuana.

**ACTION ON PROPOSED AMENDMENTS:**

Article 10, Section 1012 B-1: Philpot pointed out that if the proposed amendment is passed, this needs to be changed, because the Subdivision Control Act covers this. **Motion** by Blackmore, second by Volkema to have Section 1012 B-1 read: "Residential- those roads which provide access to and within a subdivision or condominium development **platted after the effective date of this amendment.**" Motion carried.

Article 10, Section 1012 A: **Motion** by Cody, second by Phillips to approve changes in the wording of Article 1012 A, 1 and 2. Motion carried.

Article 10, Section 1012 C(11): **Motion** -----???? to delete this section. Motion carried.

Article 42, Section 4104. H: **Motion** by Hunt, second by Cody to delete Section 4104 H, because it is contradictory to Article 10, Section 1032. Motion carried.

Article 84, Section 8401. **Motion** by Taylor, second by Blackmore to approve Section 8401 K with the addition of: “ provided in writing to the zoning administrator”, and add 8401 L as amended. Motion carried.

**RECORDING SECRETARY:** **Motion** by Taylor, second by Volkema to approve Mary Lou Millard as Recording Secretary. Motion carried.

**LITTLE EDEN SUP, AFTER INITIAL REVIEW:** A traffic study was reviewed. Curb cuts, snow storage , and parking lot use were also discussed. The commissioners will do a walk-through of the site in groups of two at a time; Trout will attend all three walk-throughs. These will be conducted May 22, 24 and 25.

**Motion** by Blackmore, second by Volkema to have a Public Hearing on Little Eden’s SUP request at 6:30 p.m. Thursday, June 15, followed by the regular Planning Commission meeting at 7 p.m.

**PPI/SUP, REPORTS FROM EXPERTS:** Trout reviewed the report form Pete LaMourie, Lead Civil Engineer for Progressive AE on Trip Generation/Traffic which said in part: There appears to be little expansion of uses that will actually generate additional traffic; the only revisions to the Inn site that can be expected to generate more traffic that the existing approved facility are the inn/hotel-miniums and expansion of restaurant seating; expanded restaurant seating will have significant use by on-site patrons that would not add traffic to the roadway system. Projected peak-hour trip generation(weekend/Saturday): high estimate peak hour trips/total =26 in/18 out; Portage Point Drive is designated as a primary roadway between M-22 and the Inn site. A primary roadway such as this has the empirical capacity to carry approximately 1,000 vehicles during a peak hour (per the Highway Capacity Manual). It seems safe to suggest that the primary road section of Portage Point Drive is likely not anywhere close to its empirical capacity even during peak periods.

**Site Plan Review(Traffic):** LaMourie expressed concern about the two site driveways to Portage Point Drive on the west side of the Inn and the two driveways at the dollhouse cottages parking. The layout will be revised to designate one opening for the entrance and one for exit.

On the boat barn site the Manistee County Road commission will determine acceptability of sight distance at driveways and also a determination will be made by the planning commission in consultation with the applicant and the MCRC.

LaMourie said based on our review of the allowed existing uses and proposed redevelopment elements, we do not see any significant issues from a traffic standpoint if the noted design issues are addressed. If approved and completed, there will certainly be more traffic in the area of the Inn than has become the

norm over the last few years, but not significantly more than if the Inn had continued to be used as it was capable of doing given past approvals.

Marina Review: Taylor reviewed the report on the Marina Technical Review prepared by Edgewater Resources: more recreational facilities and more marina activity is supported; potential risk of electrical current impacting two small swim areas is a concern. The report indicates no significant functional or safety issues with the design, other than concerns of the swim areas to nearby electrical services. Potential impacts on safety of navigation and density of boats on Portage Lake are minor, and the number of boats on Portage Lake is very low compared to other similar lakes. The impact of 32 additional slips will have no meaningful impact on the density of boats on the lake, and concerns over navigational safety are unfounded, the report states. The proposed facility will comply with all aspects of the permitting and regulatory processes of the USACE, MDNR, MDEQ and Michigan Clean Marina Standards.

**PUBLIC COMMENT:** None.

**CORRESPONDENCE:** None.

**ADJOURN:** 8:48p.m.

Submitted by

Mary Lou Millard,

Recording Secretary

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Jim Trout, Chairman

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Tom Volkema, Secretary