

**ONEKAMA COMMUNITY PLANNING COMMISSION
REGULAR MEETING THURSDAY, JUNE 18, 2009**

The meeting was called to order at 7 p.m. By Chairman Dan Behring.

The Pledge of Allegiance was said. Members present: Susan Barnard, Nancy Story, Evie McNeil, Roger Cody, Ken Bauer. Absent: Rudy Gross, Jon Phillips, Doug Mortenson. Also present: Zoning Administrator Dana Schindler and Recording Secretary Mary Lou Millard.

CONSENT AGENDA: Motion by Cody, second by Barnard to approve the minutes of the May 28, 2009 minutes with the following corrections: in the Zoning Administrator's report, change the "I" to "i" in second to last sentence; in Public Comment change Alice Hendricks agreed to coordinate the bus trip to Alice Hendricks agreed to talk to Bob Blackmore about a trip. Motion carried.

ITEMS TO BE ADDED TO AGENDA: Place distribution of minutes under new business, sub-committee on PPI (Portage Point Inn), Capital Improvement Program Sub-Committee, under new business; handouts on capital improvements under discussion items.

ZONING ADMINISTRATOR'S REPORT: Schindler's report for the month of May included: 3 township Land Use Permits; one village permit; no Special Use Permits, no appeals or land divisions; 4 township violations; 6 village violations, 2 violations resolved. Report received and placed on file. Schindler said there are not more violations in the village, the village violations are now being added to the Zoning Administrator's report. She updated the members on Padden, Dixon and Manthey issues. Behring asked Schindler to research and evaluate the Manthey Special Use Permit and prepare a staff report for the commission. She reported the Zoning Board of Appeals issued a variance to construct a single dwelling on a private road without changing the road specifications. The ZBA made a motion to recommend to the planning commission that it review and reconstruct the private road ordinance. This issue was explained to the planners and discussed by Behring, who offered his opinion and interpretation of the situation.

ZONING DEVELOPMENT COMMITTEE: Schindler reported the committee is working on an overlay for the village. There is a moratorium in the village on building to address certain village issues; it expires July 31. The committee is finished with the overlay draft and the planning commission needs to schedule a public hearing on the overlay amendment for multi-family dwellings in the village. Schindler said this will be a specific part of the new zoning ordinance as a village overlay. A draft will be E-mailed to planners the week of June 22. The hearing would be at the beginning of the commission's July 16 meeting. The commission will meet Thursday, July 9 at 7 p.m. to review the overlay amendment.

MASTER PLAN PROGRESS: Behring reported work on the a draft is completed and it will be placed on the July 16 agenda. Behring asked the planners to review the draft before the July 16 meeting so Consultant John Iacoangeli can then send it to other required entities for their review.

ORDINANCE DEVELOPMENT PRIORITIES: Behring asked members for ideas that need to be addressed by the Ordinance Development Committee. Ideas offered include: better blight ordinance, setbacks, village clarification on waterfront in the village overlay, streetscape accommodation, form-based coding, "structures" on waterfront (what are they?), what is a "temporary" structure?, noxious weeds in yards, vegetation removal, or fill, in wetlands.

CONTINUING DISCUSSION ON THREE PLANS (ONEKAMA 2015-2020): Future discussion on this will include a narrative Behring will prepare. He also suggested preparing a master plan summary pamphlet for residents to have.

COMMENTS/QUESTIONS ON HANDOUTS: None

RESOURCES FOR WORKSHOP TRAINING: Behring said members will receive in the mail

information on workshop training opportunities and should take advantage of the planning and zoning opportunities offered. They should indicate to him which workshops they would like to attend.

He distributed brochures to review including a summary of the “Michigan Wind Energy Resources Zone Board;”Grand Traverse Regional Land Conservancy/Acme Township Partner to Protect Shoreline & Farms”, “Finding True Cost of Development in Your Township”, “Can Small towns Be Cool?”, and “Synopsis of the Michigan Enabling Act to Develop Capital Improvement Programs”.

CAPITAL IMPROVEMENTS: Behring announced Jon Phillips will chair a Capital Improvement Program, assisted by Susan Barnard and Rudy Gross, to develop a capital improvement program for 2010. Behring said he will prepare a Capital Improvement Powerpoint Program for future use.

SUB-COMMITTEE ON PPI: Nancy Story and Ken Bauer volunteered to review the {Portage Point Inn's Special Use Permit regarding Final Approval

VILLAGE/TOWNSHIP BUS TOUR: Bauer said Bob Blackmore will confer with Dial-A-Ride officials regarding taking all township and village officials on a tour of the community. Cody, who is president of the Dial-A-Ride Board, will also check to see if the proposal is feasible.

MINUTES: Millard asked members if they prefer to have their copies of minutes E-mailed rather than have a paper copy. Consensus was to E-mail minutes to those with e-mail and place paper copies in mailboxes of those who don't have E-mail..

REGIONAL CONSORTIUM FOR GROWTH AND DEVELOPMENT: Behring said an economic development council can help people in the community get involved. This will be discussed at future meetings.

PUBLIC COMMENT: Comments received from Dave Combs.

ADJOURN: 9 p. m.

Dan Behring, Chairman

Jon Phillips, Secretary

Submitted by
Mary Lou Millard,
Recording Secretary