

**Onekama Township Planning Commission
Special Meeting and Monthly Meeting minutes
September 21, 2023 6:30pm**

Members present: Commissioner Al Taylor, Commissioner Beata Hunt, Chair Jim Trout, Vice Chair Dave Wallace, Secretary Jean Capper. Commissioner Rob Johnson. Also in attendance: Shelli Johnson, Clerk, Jodie Lynch—Zoning Administrator, Katie Mehl-Zoning Administrator, Bob Gezon and members of the public. The meeting was also attended by zoom by 6 members of the public.

The reason for the Special Meeting was to consider Bob Gezon, on behalf of Windfall Landings LLC requested 3 adjustments to the existing Special Use Permit granted by the OTPC in 2017 for the continued operations of the Portage Point Inn.

- 1) Clarification of clerical mistakes in the amended 2017 SUP.
- 2) Modifications of the hotel footprint to allow adequate foundation underpinning and a basement.
- 3) A modification of the Dollhouse footprint and structures as shown on the revised site plan.
- 4) Allow the addition of a pool, spa, and sundeck as depicted on the submitted site plan.

The public hearing was called to order at 6:30pm.

Public Comment:

Maureen Culp. 2184 9th street

Lawyer submitted a letter -Hirzel Law

Object; Dollhouses, 6 non conforming structures. A new structure would be erected that will be blocking my view. 2017 New 5th cottage doesn't meet the setbacks zoning ordinance. Public safety issues. Transparency of the request. Windfall recorded a deed splitting the dollhouses.

Katie Mehl: don't know if recording a master deed requires a land split.

Jim Trout: 100B-view sheds are not protected.

Kristyn Houle

Submitted a letter

Represents Concerned Citizens of Portage Lake. Need clarity on the timeline. Requesting a more detailed timeline on the phases.

Concerned about the condition of the building, casino has a hole in the roof. Have a lawsuit and an appeal, which is with respect to the Marina and storage. They support the renovations. Junk on ballfield is an eyesore and a violation. Deny application or condition it on timeline and also require that all items on ballfield be removed.

Jim Trout: talked about the renovations at the Inn. Progress in phase 1 is there.

Sewer- Inn is hooked into an adequate septic system. Sewer-two lakes is done, but any land swaps would be Township purview, has not been purposed.

Ballfield – no storage on the ballfield is incorrect. It is allowed, but needs to be bermed and screened.

Historic casino building-moved once. Not in good shape.

Mr. Kelleher.

Represent owners around Northpoint Park. Form over function. Don't object to amendments, amendment for phase 1, no objection. Other phases are not appropriately before the Commission. Section 8088 PUD-it's not a PUD. Doesn't apply. Can't ask for amendments, time is up. Process must be followed. Necessary that he show he can service the waste. Dollhouses, marina need a detailed phase plan. Restricted to what he can do. Require that a phasing plan is submitted to the commission, no more than 5-6 years to complete.

Utilize the rules you have, don't stop the development.

Karen Eckert 8623 Bayview

submitted a letter

Concerned about phasing; modification of the hotel foundation; concerned that if he starts building and renovating, problem with sewer. He needs to address this. It should be part of the amendments.

Libby Schleiffarth 9060 Lakeside

Submitted a letter

How many comments did you receive? How do we see them?

I would like to see the dollhouse plans.

Clerk: We will give her the copies next business day.

Dan Norbeck

Submitted a letter.

Dave Wallace said that the characterization about him in Mr. Norbeck's submission was not true -he wasn't secretary of the Portage Lake Environmental Association. He did not file a formal complaint against Northwood Development LLC

Nancy Swanson 2073 6th St.

CCPL Board has issues about creating a working marina. Clear scheduling is better. It is difficult to know what is expected. Totally in favor of plans for the renovation. How long are we going to give him to pick one of the sewer plans.

Jim Trout: Two Lakes Sewer is dead. Ballfield is a possibility. Little Eden example. Federal and State is going to come in and require a sewer at some point.

Patrick and Michelle Ervin

Submitted letter

Community is supportive, but good will is drifting away. Dave Meister stating, in a private forum that 14 acres of Northpoint Park might be a septic field.

How is this financially viable. You need clarity. Clear timeline. Funding needs to be there.

PLWF

Submitted letter

Sandy Wiper

Submitted letter

Polly Brown

Submitted letter

Bob Gezon

Presentation

2017 special use permit

Started work on construction drawings/investigation of structure. Hotel is on 9 inch footings.

Asking to adjust footprint.

Dollhouses-7 permitted-marketed them. Request from potential buyers, Can we take two and create a 28 by 44 was a request. Reduce to 5.

Adding outdoor pool and spa area, not in the footprint of the old Portage Ave. The boathouse was moved so it wasn't in the 7th street public access.

Address some of public comments:

Clerical mistakes, parcel id numbers were carried forward from the original special use permit.

Armin Schleifarth: IF we took the footprint of the historic inn, how does this change?

Bob Gezon:

The property description was not incorrect, just the parcel id numbers were incorrect.

Septic Issue:

Infrastructure is a critical part of these plans.

Lots of brainstorming ideas how to solve the issue.

Municipal sewer is key to bigger proposal.

Casino needs to be torn down.

Can use a drain field at the Ball Field would be a solution to a smaller scope of work.

We created an easement for the Portage Club to have control over the common areas. This is part of the proposed social club membership.

Improvements include the brand new pool. Have spent \$3.2 million.

Will approach Village as a possibility for sewer.

The public hearing was closed at 8:15.

Discussion of Planning Commission:

Jim Trout: asking about the ball field. Need to provide the green belting as soon as possible.

Bob Gezon: The green belting and berming was in phase with building the boat barn. Bob will inform the commission about the green belt time frame tomorrow. This is not berming.

Al Taylor: keep us informed on a timely basis.

Jim Trout: It is the consensus of the members of the planning commission that we request Bob to work on the green belt at this time.

Dave Wallace: Move to table the dollhouse proposal for the combination of dollhouses, this pending more review by the attorneys. Second by Beata Hunt. Motion carried unanimously.

Dave Wallace :Move to accept the correction of the parcel numbers within the existing approved boundaries of the SUP as Amended in 2017. Second by Beata Hunt . Motion carried unanimously.

Dave Wallace: Move to approve the adjustment of the 2017 SUP to install a permanent foundation with basement under the hotel footprint. Second by Beata Hunt . Motion carried unanimously.

Dave Wallace: Move to allow addition of pool, spa and sundeck as depicted on the submitted site plan. Second by Rob Johnson. Motion carried unanimously.

Public Hearing adjourned at 8:35.

Regular Meeting reconvened at 8:45

Rob Johnson moved that we approve the August meeting minutes. Second by Al Taylor Motion carried unanimously.

Public Comment. None

New Business:

OTB has requested OTPC discuss amending the ordinance to delete ZA discretion to not require a formal property survey accompany every LUP application.

Consensus of the Planning Commission that the ordinance not be amended.

Update on old sidewalk:

No update at this time. Still pursuing more information.

Old Business

The Master Plan is ready for review by the OTB. Minor revisions are being completed. The township board is fixing the road end ordinance. Page 36 is being updated. Added a disclaimer that this is a guide.

Two Lake sewer project has been removed.

Added an item on page 53 to support Dark Sky initiatives.

Timelines were adjusted to 2024-25.

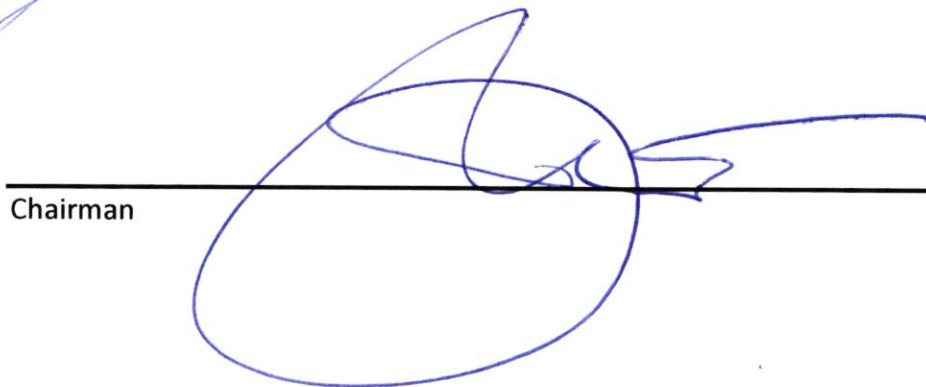
Consensus of the members of the Planning Commission is that Master Plan will be presented, with the minor revisions to the Board on 10/11/23.

Meeting adjourned at 9:05

Submitted:



Secretary



Chairman