

Onekama Township Planning Commission

Monthly Meeting minutes

November 16, 2023 7:00p

Members present: Commissioner Al Taylor, Commissioner Beata Hunt, Vice Chair Dave Wallace, Secretary Jean Capper, Commissioner Chris Forth. Absent: Commissioner Rob Johnson.

Meeting called to order at 7:00pm.

Public Comment: none

Public Hearing

Purpose of the Public Hearing

It was brought to the attention of the Planning Commission that in Article 84, Section 8401, Item B, has conflicting regulation/requirements in Numbers 5 and 6:

5. A survey of the parcel prepared by a Michigan registered land surveyor showing property lines in relation to existing buildings, monuments or other land marks shall be required for all parcels located in the RR-1, RR-2, RR-3, RR-4 and SUR Zoning Districts, and in other Zoning Districts if required by the Zoning Administrator. The determination of the location of property lines for purposes of construction and compliance with this Ordinance shall be the sole responsibility of the respective property owners. This requirement may be waived at the discretion of the Zoning Administrator in cases where parcel size is not a factor in determining setbacks.

[Annotation: Modified by amendment effective July 13, 2007.]

6. A survey of the parcel prepared by a Michigan registered land surveyor showing property lines in relation to existing buildings, monuments or other land marks is required. The determination of the location of property lines for purposes of construction and compliance with this Ordinance shall be the sole responsibility of the respective property owners.

[Annotation: Modified by amendment effective July 13, 2007.]

Public Hearing Opened at 7:02.

Public Comment: Dan Behring: Asked for Clarification that 5 would stay and 6 would go.

Dan Norbeck commented that this might put too much onus on Zoning Administrator. Also concerned about discretion this gives Zoning Administrator. Dan Behring agrees.

Public Hearing Closed at 7:08.

Discussion by Commissioners of proposed correction.

Al Taylor echoed concerns of Norbeck and Behring.

Chris Forth: 9402 calls for 3 levels of site plans. Requiring surveys across the board wastes money. There are tools that the Zoning Administrator has to review to make the decision. Feels that when in doubt a zoning administrator will ask for a survey.

Chris Forth moved that the Planning Commission recommend to the Township Board that Article 8401 B 5 be amended to read:

A survey of the parcel prepared by a Michigan registered land surveyor showing property lines in relation to existing buildings , monuments or other land marks shall be submitted if required by the Zoning Administrator unless otherwise required by this Ordinance . The determination of the location of property lines for purposed of construction and compliance with this Ordinance shall be the sole responsibility of the respective property owners and that Article8401 B6 be deleted.

Beata Hunt seconds.

Action by the OTPC

Roll call vote: Wallace-yes; Hunt-yes; Capper-yes; Taylor-yes; Hunt-yes. The motion carried.

Public Hearing Closed at 7:26.

Regular Monthly Meeting

Meeting Opened at 7:27.

Chris Forth moved to accept the October meeting minutes as presented seconded by Beata Hunt, AIF, motion carried.

Approval of Agenda: Approved.

Public Comment

Anne Sallot remarks that she has attended last several meetings and is concerned by the omission of the Doll Houses at Portage Point Inn on tonight's agenda.

Dave Wallace stated that he has spoken to the Township's attorney. The lawyer is reviewing documents from Zoning Administrator and two attorneys. It is expected to be acted on during the December meeting.

Gilbert Norbert: Will the information that Mr. Grier presents be part of the record and available to the Public.

Dave Wallace indicated he was not sure, as it might be attorney/client privileged.

Old Business:

Dave Wallace made note that our Chair, Jim Trout, passed away on 11/15/2023.

1. Review of meeting with PPI and Manistee Conservation District: On October 25, 2023 Jim Trout, Josh Shields , Tyler Dula, Dave Wallace, Duncan McColl were at the ball field to discuss the screening of the ball field. Josh Shields has shared his field notes. He strongly suggested waiting till Spring.

New Business:

2. Misnumbering of items in Article 10 Section 1026.

Beata Hunt makes a motion to accept the changes suggested by the Zoning Administrator. Chris Forth seconds. AIF. Motion carried.

Noted that 1026 needs to have a new numbering system. Chris Forth will pursue this.

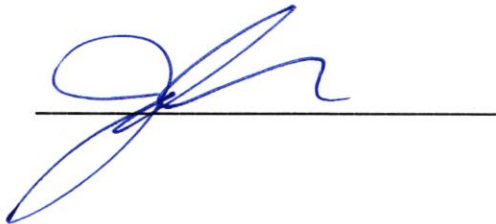
Public Comment: Dan Behring asked when the Zoning Ordinances were last updated. He asked when Mike Devoe would be held accountable.

Al Taylor indicated that the Township is in the process of working on the Devoe matter.

Meeting adjourned at 8:00.



Vice Chair



Secretary

Submitted by Jean Capper, Secretary