

Onekama Township Planning Commission

Monthly Meeting minutes

October 19, 2023 7:00p

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

Meeting was called to order at 7:00p. Vice Chair Wallace ran the meeting in place of Chair Trout.

Chris Forth was introduced as the new member of the Planning Commission, filling the open seat. Forth shared his background and qualifications with the Commission members.

Changes to the agenda: Vice Chair Wallace announced the Commission is waiting on a statement from the Planning Department regarding the Portage Point Inn SUP adjustments, on the agenda under Old Business, so the topic will be tabled until the November meeting. Also, the Commission is still waiting on a review from the township attorney regarding the dollhouses at PPI, so this topic will remain tabled until the November meeting.

The agenda was approved as amended.

Motion to accept the September meeting minutes as presented by Commissioner Taylor, seconded by Chair Trout. AIF, motion carried.

Old Business:

Motion to accept the proposed addendum to the PPI SUP master plan as follows: In the approved minutes of Sept 21, 2023 the OTOC pursuant to sections 8608 and 8604-C of the Township Zoning Ordinance the following minor adjustments to the existing first amendment of the 2014 Special Use Permit dated July 20, 2017, and the approved site plan granted to Windfall Landings were approved by unanimous vote following a posted special meeting on September 21, 2023, with minor amendments including 1) correction of clerical mistakes in parcel numbers, 2) modification of the hotel footprint to allow adequate foundation underpinning and a basement, and 3) allowance of the addition of a pool, spa, and sundeck as depicted on the submitted site plan by Commissioner Hunt, seconded by Commissioner Capper. Commissioner Forth abstained, all others voted in favor, motion carried.

Public comment:

There was a question regarding the number of dollhouses at PPI in the site plan. Also, requesting clarification on the number of dollhouses already sold and whether the owner has the ability to sell them at this time.

Commissioner Taylor stated there needs to be someone on the Planning Commission that can run the Zoom and Owl technology for those wishing to join the meetings remotely. Taylor to ask the Township Board for supplies and training to facilitate this.

There was a question about availability of a hard copy of the Master Plan to read. Vice Chair Wallace stated there will be a copy for public viewing at the Township Hall.

Adoption of the Master Plan—

Vice Chair Wallace stated the final draft of the Master Plan was presented as a courtesy to the Township Board at their most recent meeting, and it was met with approval.

Motion to adopt the Master Plan as presented by Commissioner Capper, seconded by Commissioner Forth. Roll call vote: Trout—yes, Wallace—yes, Hunt—yes, Capper—yes, Taylor—yes, Forth—yes. The motion carried. The final draft (with links to be added soon) is available online now on the Township's website.

Commissioner Forth provided a short update on the Village's Master Plan.

New Business:

A public hearing will be scheduled for November 16th during the Planning Commission monthly meeting to address a required correction of Article 84—B which covers land use permits to delete #6 which contradicts newer language elsewhere.

Commissioner Taylor stated that Ed Bradford will be coming to the Planning Commission in November or December to ask for a five-year capital plan.

Chair Trout announced he will be stepping down from the Planning Commission due to health concerns.

Alaina Trout offered her thanks to the Commission members for all their hard work for the community.

Meeting adjourned at 7:40p.

 Vice Chair

 Recording Secretary

Submitted by Michelle Swanson, Recording Secretary