

Village of Onekama Planning Commission

Meeting Minutes

5283 Main Street, Onekama, MI 231-889-3171

April 9, 2024

Meeting called to order at 6:00 p.m.

Members present:

Chair Christopher Forth, Vice Chair Deborah Storms, Secretary Tom Foster, and Susan Halloran.

Acceptance/Amendment of Meeting Agenda

Chair Forth requested that a presentation from Councilmember Wemlinger regarding development of a non-motorized multi-use trail involving both the Township and Village be added to the agenda. Halloran offered a motion, with support from Foster, to accept the agenda as amended. The motion was unanimously approved.

Approval of Meeting Minutes

Storms offered a motion to approve the February 13, 2024 meeting minutes as presented. Halloran supported the motion. The motion was unanimously approved.

New Business:

Complete Streets Resolution of Support - Development of a Non-motorized Multi-use Trail.

Councilmember John Wemlinger, who is also a member of the Onekama Township Parks and Recreation Committee, summarized a proposal to develop an ADA compliant non-motorized multi-use trail that would pass through the Township and Village. The proposed trail would connect to existing parks, Onekama Schools and the commercial area of the Village. The initial proposal anticipates the trail beginning near 8 Mile Road and extending toward the Arcadia Marsh, with an extension along Portage Point Drive. Councilmember Wemlinger indicated the Township has allocated \$15,000 for a feasibility study. Grant applications are also being considered.

Chair Forth indicated the Township Parks and Recreation Committee is asking both the Village Council and Planning Commission to support a resolution that encourages development of complete streets. By definition, complete streets is an approach to planning, designing and building streets that enables safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Support of complete street concepts would further facilitate development of a non-motorized multi-use trail. After reviewing the resolution, the

Planning Commission members supported the complete street concepts. There being no further discussion, a motion to support the Complete Streets Resolution as presented was offered by Halloran, with support from Foster. The motion was unanimously approved.

Draft Short-term Rental Ordinance - Chair Forth mentioned a draft copy of the short-term rental ordinance was included in the agenda. The proposed ordinance was modeled after Onekama and Arcadia Townships short-term rental ordinances. Since this is the first opportunity for review by the Commission members, Chair Forth suggested that the proposed language be reviewed in greater detail. The Commission subsequently reviewed each section of the proposed ordinance.

Chair Forth indicated he will follow-up with Village President Burger regarding review of the proposed ordinance language by the Village Attorney. Subsequent to the Attorney's review, a public hearing can be scheduled, perhaps as soon as the May 14th meeting.

Old Business:

Master Plan Consultant Recommendation and Contract Execution – Chair Forth indicated the Village Council accepted the Planning Commission's recommendation that Community Image Building be awarded the contract to prepare the Master Plan Update. Review of the contract between the Village and consultant is underway.

Public comment:

Jeremy Rowley stated he purchased a vacant lot in the Village and desires to construct a garage with an accessory dwelling unit (ADU) above. Chair Forth indicated the Village Zoning Ordinance does not currently include a section that allows ADU's, but an amendment to the Zoning Code could be processed to permit them. Mr. Rowley also stated he would like to build the garage/ADU before construction of the principal dwelling unit. Chair Forth stated the Zoning Code for the Village does not permit an accessory building without a principal dwelling unit. Review of a variance by the Zoning Board of Appeals could be considered.

Adjournment:

A motion to adjourn the meeting was offered by Halloran and seconded by Storms. The motion was unanimously approved. Meeting was adjourned at 7:15 p.m.

Respectively submitted.



Christopher Forth, AICP
Planning Commission Chair