

VILLAGE OF ONEKAMA PLANNING COMMISSION MINUTUES
APRIL 8, 20015

The meeting was called to order by the Chair, Bonnie Miller at 1:05 p.m.

Members Present: Sandy Beauvais, Ceceilia Huebner, Bonnie Miller, Bob Hall and Alice Hendricks

Amend the Agenda

- Add sidewalks from grocery store property to Farr Center. Heubner
- Items CIP and Master Plan were tabled until the next 2 meetings.

Miller brought a copy of materials from 2013 Small Town and Rural Development Conference she felt would be helpful.

Hall provided the members with excerpts from the City of White Cloud and other communities master plans for review by this commission. Hall said that much of the work was done by focus groups, residential, business and industry in to obtain information. He stressed that measurable, specific goals and strategies are necessary as is communication within the government.

Training Video provided by Zoning Administrator (ZA) Bob Hall titled Placemaking – What it is. Placemaking Video "Purpose of Community"

- People are attracted to assets - types of people and businesses
- Implementing concepts
- What draws great thinkers?
- Flexibility secondary to new wave
- Things that add value to a community
- Now – motorized trails are part of the infrastructure
- Attractive destinations with natural settings and more things are wanted in an area add value
- The Planning Commission is empowered and they can make these things happen
- Accommodate growth, kind of activity and design for it.
- Access destination points is an asset to be included in a plan
- Plans are the first steps
- Are the plans appropriate for the community? Do they want items planned? Is it affordable? What type of image of the community do people want?
- How do we get people together in a wider scope (other communities)?
- Ideas/suggestions: think about assets in the region and how valuable are they, what can we do together to discover great ideas
- Offering tax incentives might get new businesses
- Beautification Awards
- Reinstate the Tuesday Committee

It should be noted that the training videos provided by our zoning administrator and shown during our meetings, count toward the commission members required hours of training along with any other applicable seminars attended.

Minutes of March 11, 2015

Heubner made a motion and a second by Beauvais to approve the minutes as presented. Motion carried.

Hardware and Drug Store Exteriors

The exterior on these buildings have been an issue for years. Hall is drafting letters and waiting for council action regarding Ordinance 42. A letter is going out shortly but he needs the council to back up the ZA and pressure from customers might help as well.

Shoreline Seminar Review

Miller asked for an explanation regarding the first part of the session which had to do with measurements of slopes and setbacks along shorelines. Heubner provided information.

Ordinance 42 "Junk"

The members had previously reviewed this ordinance and had suggestions for change as follow:

- Page 2 "Junk" delete ; fuel wood that is not neatly piled in the side or rear yard.
- Page 3 "Weather tight," line 6 delete: in a uniform color or contrasting pattern (as a "painted lady")
- Page 3 line 9 delete: , and locked
- Page 3 Section 5 A (1) ii line 4 and 5 delete: the structure is securely locked
- Page 4 Section 3 A (3) i. Revise to read: "Junk may be stored in a completely enclosed building, subject to compliance with any applicable building codes provided that it does not constitute a nuisance or a danger to public health, safety or welfare.

Page 5 Section 6 (Enforcement and Penalties)

With item C. line 8, most members wanted to provide more than 30 days from the date of receiving notice of a violation to remedy the violation or seek an extension of time for remedy ... and they request the Village Council provide input on this matter.

Upon further review of the ordinance it appears when any changes in the text are made, the punctuation should be reviewed for corrections.

The changes for Ordinance 42 were approved by a majority of the commission, but a formal a vote was not taken on each item, therefore votes need to be taken at the next meeting and then the ordinance will be forwarded to the village council for their consideration.

Heubner asked about the **purpose of a Master Plan**. Miller stated that the Zoning Ordinance must reflect the Master Plan. Basically they work hand in hand and it is a guide for the future of the community.

Heubner asked who is responsible for **sidewalks in the village**. There was much discussion about the condition of many of the sidewalks in the village and why they were not taken care of. Village Clerk Ruth Hudson and commission member Hendricks reported that sidewalks are the responsibility of the property owner and Hudson provided one or two examples of the situation.

The problem arises from the fact that there is no ordinance regarding care of sidewalks and if there was, enforcing the ordinance would be difficult and expensive.

Next Meetings

Members were asked to review 50 pages of the current Community Master Plan for the next meeting and review information regarding funding also in the Master Plan. **Special Meeting to work on the Master Plan is Monday April 27 at 7 pm**

Next Regular Meeting – May 13 at 1 p.m.

Meeting adjourned at 3:45 pm.

Respectfully submitted,
Alice E. Hendricks