

**Village of Onekama Planning Commission**  
**Meeting Minutes**  
**5283 Main Street, Onekama, MI 231-889-3171**  
**October 8, 2024**

Members present: Chair Chris Forth, Vice Chair Debby Storms, Tom Foster and Susan Halloran.

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

Motion to approve the agenda as presented by Foster, seconded by Halloran. All in favor, motion carried.

Motion to approve the September 10, 2024 meeting minutes as presented by Storms, seconded by Halloran. All in favor, motion carried.

Chair Forth summarized comments from the Village's attorney regarding the Short-Term Rental ordinance revised draft language. He stated the Village's attorney has recommended this be a stand-alone ordinance outside of the Zoning Code. Forth also listed language changes made to the draft ordinance language that resulted from the public hearing held in September. There was discussion regarding the details regulating multiple dwellings on the same parcel.

Public hearing reconvened at 6:14 p.m.

There was discussion regarding a piece of property that has multiple units, including a Condo association, and how or if it would be affected by the new STR ordinance. The revised ordinance language would allow each separately owned condominium unit to be a short-term rental unit.

Motion to close the public hearing by Halloran, seconded by Storms. All in favor, motion carried.

Public hearing was closed at 6:17 p.m.

Commission member comments: none

Motion that the Planning Commission recommend to the Village Council that the Short-Term Rental Ordinance be adopted by Foster, seconded by Halloran. All in favor, motion carried.

Master Plan update: Forth stated CIB is still on target for a final draft available in February. CIB has received just under 250 completed survey responses so far. They will be isolating responses from locals to provide a better picture of the needs of local residents. The next steering committee meeting will be held at 7:00 p.m on November 13<sup>th</sup>, and the regularly scheduled November Planning Commission meeting will be moved from November 12<sup>th</sup> to November 13<sup>th</sup> starting at 6 p.m. so the two meetings can be held back-to-back.

Forth shared information from the recent Onekama Township Planning Commission meeting where Tracy Davis of Housing North made a presentation about housing needs in Manistee County. Davis is going to ask County Planning to put together a map to identify parcels of land that could be considered for a workforce housing project.

There was discussion regarding the proliferation of temporary signs in the Village. Halloran asked if temporary signs were covered somehow in the Village ordinance. Forth stated there is mention of it, but it's vague as it mentions "events". Discussion also included moving signs. Valorie Harmon stated light pollution from the school sign as well as church signs is bad. Forth read section of the ordinance that deals with this matter. Halloran to contact Zoning Administrator Katie Mehl for clarification and enforcement.

Public comment:

Residents Mils and Elizabeth Wolfcale asked the Planning Commission about a setback variance for a small accessory building that was erected partly in the front and side yards without prior approval from the Zoning Administrator. The Zoning Code allows one detached accessory building in the side or rear yard and the size must be less than 900 sq. ft. The Wolfcales now have two accessory buildings and the combined area appears to exceed 900 sq. ft. The Wolfcales would need to confirm the total square footage. Forth suggested that perhaps the Planning Commission could consider an ordinance amendment to allow for more than one accessory building with the combined square footage not exceeding 900 square feet. However, the Wolfcales would need to seek a variance from the Zoning Board of Appeals regarding placement of the second accessory building in the front yard and perhaps for total square footage. The Commission also asked the Wolfcale's about moving the building.

Motion to adjourn by Storm, seconded by Foster. All in favor, motion carried.

Meeting adjourned at 7:07 p.m.

Respectfully submitted,

Tom Foster, Secretary