

The Oceana County Planning Commission meeting was called to order by Chairperson Greiner on Thursday, April 6, 2023, at 1:00 pm, in the Oceana County Board of Commissioners Room, 100 S. State Street, Hart, Michigan.

PLEDGE OF ALLEGIANCE

Chairperson Greiner led the members in the Pledge of Allegiance to the flag of the United States of America.

ROLL CALL

Present: Chairperson Vince Greiner, Vice Chair Gina Loera, Secretary John Stivers, Mr. Al Blohm, Mr. John Foss, Mr. Garry McKeen.

Absent: Mr. Paul Cutter, Mr. Scott Rumsey, and Mr. Phil Morse.

Also present: Ms. Brittany Bostrom, Accounts Payable Clerk.

APPROVAL OF THE MINUTES

Moved by Mr. Blohm and seconded by Ms. Loera to approve the minutes of the March 2, 2023, as presented with Oceana County Planning Commission meeting. Voice vote. All ayes. Motion carried.

APPROVAL OF THE AGENDA ITEMS OF THE REGULAR MEETING

Moved by Mr. McKeen and seconded by Mr. Blohm to approve the April 6, 2023 agenda with the modification to include the communications from Greenwood Township and Elbridge Township. Voice vote. All ayes. Motion carried.

PUBLIC COMMENTS ON AGENDA ITEMS

No comments.

OLD BUSINESS

- Master Plan Update:

Mr. Carlson was not at the meeting but could be reached by telephone. For the meeting, Mr. Carlson sent the Commissioners the spreadsheet compilation and Chapter 7: Goals & Objectives with highlighted additions.

- In their discussion, the commissioners did not take exception to any of the goals. There was discussion about how specific the objectives should be and if they should not be limited to only things the County Administration can influence. With the understanding that the Master Plan will be referenced in potential future grant applications, the Commissioners came to a consensus that goals and objectives should not be limited; furthermore, the inclusion of some specifics could strengthen the Master Plan.

- The Commissioners expressed a desire for the Master Plan to encourage coordination between municipalities (townships, cities, and villages) where the implementation of goals will cross multiple political boundaries. The primary example discussed was the importance of Oceana Drive as the industrial backbone of the County.
 - The Commissioners would like for the Master Plan to emphasize the value of the County Planning Commission as a venue for municipalities to jointly explore the facts, to mutual development options, and ideally reach a common approach for similar situations in multiple locations. The first example was the disjointed duplication of efforts that resulted in very different ordinances concerning the regulation of marijuana establishments across the County.
 - An additional Master Plan objective might be to conduct intermittent roadway analysis of increasing commercial development and growing seasonal usage as a means to explore speed-controlling design options that could limit accidents and fatalities. An example of this is roadways near US 31 exits.
 - In the process of how the Master Plan is implemented, there was a desire for inclusive cultural involvement from all stakeholders.
 - The Commissioners indicated it would have been helpful to have received an updated timeline with the targeted completion of the Master Plan. In order to have a meaningful review at its May 4th, 2023 meeting, the commission members would like to receive a progress draft in advance.
- Available Training. Chairman Greiner distributed a recent MSU Extension News release on training sessions for planners. There was support among the members to hold a training session open to all planning commissioners in the County similar to the one held at Golden Township Hall in the past. Topics and timing should be considered at future meetings.

NEW BUSINESS

No new business.

CORRESPONDENCE

- Greenwood Township, an ordinance designating the Oceana County Building Department as the enforcement agency for enforcing floodplain management provisions of the state construction code. Two FEMA panels (areas) were listed in the ordinance; however, the third panel in the township, where a floodplain designation exists along the White River, was not included. The Planning Commission will acknowledge receipt of the correspondence with a note of this omission.
- Elbridge Township, a new application for a tax exemption for a parcel within the township under the Farm and Open Space Preservation Program was received. The application is for Roger Umlor, property number 64-800-020-200-02, property location: Section No. 20 Town No. 15N Range No. 16W, the total number of acres on this farm is

40, and the number of years for the agreement to run is ten years. The commission found no objections to the application.

COMMISSIONERS REPORTS

- The Michigan Township Association (MTA) Oceana Chapter meeting held on March 29th, 2023, at Benona Township Hall was attended by several Oceana County Planning Commission members, County Commissioners, and County Administrators. The interchange was positive. Their next meeting is scheduled for May 2023.
- McKeen reported that the Oceana Parks and Recreation Commission for the south boardwalk/footbridge improvements at Gale's Pond has received an EGLE permit; project funding is in place. The EGLE permit review is completed for the work along Stony Creek, with construction to begin soon. Completion is scheduled for sometime before October of this year.

PUBLIC COMMENT

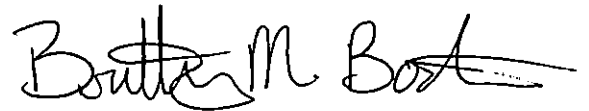
There was no public comment at this time.

ADJOURNMENT

There being no further business, Chairperson Greiner adjourned the meeting at 2:33 pm.

The next meeting will be May 4, 2023, at 1:00 pm in the Oceana County Board of Commissioners Room, 100 S. State Street, Hart, MI 49420.

Respectfully submitted,



Brittany M. Bostrom
On behalf of John Stivers, Secretary
Oceana County Planning Commission