

The Oceana County Planning Commission meeting was called to order by Chairperson Greiner on Thursday, May 4, 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, Mr. Paul Cutter, Mr. Scotty Rumsey, and Mr. Phil Morse.

Absent: None

Also present: Ms. Brittany Bostrom, Accounts Payable Clerk; Stephen Carlson, WMSRDC project manager for the Oceana Planning Commission Master Plan update.

APPROVAL OF THE MINUTES

Moved by Mr. McKeen and seconded by Mr. Cutter to approve the minutes of the April 6, 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. Morse and seconded by Mr. Blohm to approve the May 4, 2023 agenda with the modification to include a short discussion on training under Old Business. Voice vote. All ayes. Motion carried.

PUBLIC COMMENTS ON AGENDA ITEMS

No comments.

OLD BUSINESS

- Master Plan Update:

Mr. Carlson led the commission in the discussion:

- Concerning Goals & Objectives, the commission confirmed the positions it had reached at its April 6, 2023, meeting, which are recorded in the minutes from that meeting. Mr. Carlson, with no reservations from the board members, indicated he would like to incorporate some of the language into the master plan.
- Prior to this meeting, Mr. Carlson supplied the commission with an updated project schedule. Separate timelines are now to be followed for the County Master Plan and Parks and Recreation Master Plan. The County Plan's final adoptions are

- scheduled for September – October 2023. The Parks and Recreation plan is taking longer, with County Board adoption targeted for January 2024, in order to be completed before February 1, 2024, for grant and funding purposes.
- State law requires a prescribed 63-day public and neighboring communities review period of the draft version of the County Master Plan. This period is scheduled to start in July 2023, with a public notice. There was agreement that the notices should go to a broad constituency, including those who have participated in the process to date. Only after at least 15 days may the required public meeting be held. Between notification and the public meeting, the public will be able to provide emailed comments. Minor revisions to the draft Master Plan may occur without repeating the review process.
 - The Planning Commission is interested in obtaining input from the townships by being on the agenda of the Michigan Township Association (MTA) Oceana chapter meetings on May 31st at Elbridge Township and July 26th at Ferry Township. The first meeting will inform attendees that the draft plan will be available for review beginning in early July. At the July MTA meeting, the Oceana Planning Commission will announce the date of the Master Plan public review meeting. It may also solicit public input, the audience consisting of many township officials.
 - Ms. Loera indicated that Dogwood Community Development is in the process of conducting a Housing Needs Assessment for Oceana County; if completed in time, it might be included in the Master Plan. Mr. Morse also indicated a Workforce Diversification Study, which is underway, might also be included. Both could be referenced in the Master Plan.
 - Mr. Carlson handed out a "Generalized Future Land Use Map" for commissioners to review. It is an updated modification to a similar map included in the current plan. After discussion, the board found this map, with some enhancements, would be of value to particularly those considering relocation and investment in the county. There was also a recommendation to add a more conceptual map showing the three major areas discussed during last December's SWOT meeting. (A similar map was included with the Housing Needs Assessment handed out during Commissioner's Report.) At the June meeting, Mr. Carlson and the commissioners will work on developing such a map.
- Training: Mr. Stivers suggested that a future training session, consistent with our objective of having other planning and zoning commissions from throughout the county attend, could be based on the process being followed to redesign Shelby Road from US 31 to Oceana Drive.

NEW BUSINESS

No new business.

CORRESPONDENCE

- No Correspondence.

COMMISSIONERS REPORTS

- Mr. Cutter reported that bio-solids are being transported from the Hart Waste Water Treatment Facility to injection disposal wells in Golden Township. He also indicated that the bidding process for the expansion of the facility is underway.
- Mr. McKeen reported that the Oceana Parks and Recreation Commission has developed a conceptual plan for Black Lake Park that would significantly expand the number of campsites; implementation is subject to funding.
- Mr. McKeen reported that the Stony Creek project has been delayed because of an administrative issue at the State, postponing the start until April 2024, so all the work can be completed in a single construction season.
- Mr. Morse indicated that Stacy Becker plans to leave the County Administration, and applications for her replacement are being taken. Her assistance to the Planning Commission was recognized.
- Ms. Loera distributed the task status report from Bowen National Research which is under contract to Dogwood Community Development for the Oceana County Housing Needs Assessment, and the "Preliminary Submarkets" map that is similar to the conceptual map wanted for the Master Plan update.
- Mr. Morse reported there has been an improvement in performance from Life EMS. Commissioners acknowledged the changes but feel additional improvements are still needed.

PUBLIC COMMENT

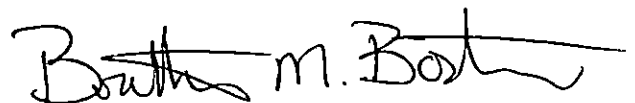
There was no public comment at this time.

ADJOURNMENT

There being no further business, Chairperson Greiner adjourned the meeting at 2:20 pm.

The next meeting will be June 1, 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