

The Oceana County Planning Commission meeting was called to order by Vice Chair Loera on Thursday, October 5, 2023, at 1:00 pm, in the Oceana County Board of Commissioners Room, 100 S. State Street, Hart, Michigan.

#### PLEDGE OF ALLEGIANCE

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

#### ROLL CALL

Present: Vice Chair Gina Loera, Secretary John Stivers, Mr. Garry McKeen, Mr. Al Blohm, Mr. Scott Rumsey, and Mr. Phil Morse.

Absent: Chairperson Vince Greiner, Mr. Paul Cutter and Mr. John Foss.

Also present: Mr. Stephen Carlson of West Michigan Shoreline Regional Development Council (WMSRDC) who is working on the update of the Oceana County Master Plan.

#### APPROVAL OF THE MINUTES

Moved by Mr. Morse and seconded by Mr. Blohm to approve the minutes of the September 7, 2023, as presented. Voice vote. All ayes. Motion carried.

#### APPROVAL OF THE AGENDA ITEMS OF THE REGULAR MEETING

Moved by Mr. Morse and seconded by Mr. Rumsey to approve the October 5, 2023, agenda with three additions: 1. Appointment to the Brownfield Redevelopment Commission. 2. Appointment to the White River Zoning Review Board made by Mr. Morse, and 3. County Plans for E.V. charging stations made by Mr. McKeen. Voice vote. All ayes. Motion carried.

#### PUBLIC COMMENTS ON AGENDA ITEMS

No comments.

#### NEW BUSINESS

- Mr. McKeen led a discussion on public availability of E.V. charging stations, indicating that a summer resident had asked about future plans. Adequate electrical service needed for fast charge stations may be available only in limited locations within the county.
- Brownfield Redevelopment Authority. Mr. Morse indicated that there is an open position on this board and that the County Commission recommended the appointment of a planning commissioner. On a motion from Mr. McKeen, second from Mr. Morse, Ms. Loera was nominated. Following discussion, the vote was to approve.
- White River Zoning Review Board. In correspondence received in August from Kesiree O'Brien, Natural Rivers Administrator, Michigan DNR, the county has two positions on this board, one of which became vacant when Martha Meyette left the County Commission.

Mr. McKeen with second from Mr. Morse nominated Mr. Blohm. The motion carried. He joins Mr. Stivers as a representative with Mr. Cutter serving as their alternate.

### OLD BUSINESS

- Master Plan Update:
  - Mr. Carlson indicated that he had notified townships by email prior to their September 27<sup>th</sup> Michigan Township Association (MTA) chapter meeting requesting future land use maps so they could be incorporated in the County Master Plan. He has heard from three. The final version of the master plan will be mailed to each during the review period.
  - Mr. Carlson reviewed and recorded recommendations on four county maps and revisions to Chapter 7: Goals & Objectives which had been distributed prior to the meeting.
  - To incorporate the county Housing Needs Assessment into the master plan, the draft plan was not distributed to the planning commissioners until this meeting. The Assessment had not been available prior to the public presentation on September 27<sup>th</sup>.
  - Copies of the full draft Oceana County Master Plan 2023 Update was handed out to all commissioners during the meeting. Mr. Carlson reviewed portions with the commissioners recording their preliminary recommendations.
  - The revised timing on the approval process was updated:
    - Prior to their November 2<sup>nd</sup> meeting Planning Commission member to review draft.
    - Planning Commission approval at November 2<sup>nd</sup> meeting, with recommendation to Oceana County Commissioners to begin the Public Review phase.
    - County Commissioners approve the start of the 63-day Public Review phase at their November 9<sup>th</sup>, 2023, meeting.
    - Planning Commission review of public comments and final acceptance on February 1<sup>st</sup>, 2024.
    - Adoption by the Oceana County Commission on February 8<sup>th</sup>, 2024.
  - Mr. Carlson will provide Mr. Morse language for the County Commission resolution to reflect final adoption by the County Commission.
- Housing Needs Assessment results:
  - Vice Chair Gina Loera handed out printed versions of the Introduction and Executive Summary portions of the Housing Needs Assessment. With experience in real estate and as an employee of Dogwood Community Development who retained the research company conducting the study, Ms. Loera provided a knowledgeable overview of the results. Mr. Carlson documented recommendations as to how the report could be incorporated into the master plan.
- MTA Meeting:

- Mr. Morse attended the September 27<sup>th</sup> MTA meeting held at Golden Township Hall, and will review the master plan process again at their November 29<sup>th</sup> meeting at Greenwood Township Hall.

CORRESPONDENCE

No Correspondence.

COMMISSIONERS REPORTS

- Mr. McKeen reported Oceana County Parks and Recreation Commission has awarded the contract for improvements at the Stony Creek, Marshville Park. Some work is expected to now begin this winter.
- Ms. Loera indicated that the Oceana County Economic Alliance is holding its first (annual) Developer Day on October 6<sup>th</sup>. Over 30 individuals had registered.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, Mr. McKeen with Mr. Rumsey's second moved for adjournment of the meeting at 2:40 pm.

The next meeting will be November 2, 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