

The Oceana County Planning Commission meeting was called to order by Chairperson Greiner on Thursday, November 2, 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. Garry McKeen, Mr. Al Blohm, Mr. Scott Rumsey, Mr. Paul Cutter, Mr. John Foss and Mr. Phil Morse.

Absent: None

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, and Drain Commissioner Michelle Martin.

#### APPROVAL OF THE MINUTES

Moved by Ms. Loera and seconded by Mr. McKeen to approve the minutes of the October 5, 2023, as amended. Voice vote. All ayes. Motion carried.

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

Moved by Mr. Stivers and seconded by Mr. Foss to approve the November 2, 2023, agenda as presented. Voice vote. All ayes. Motion carried.

#### PUBLIC COMMENTS ON AGENDA ITEMS

No comments.

#### OLD BUSINESS

- Master Plan Update:
  - Based on a discussion with Suzy Knoll, Executive Director of the Oceana Conservation District, Mr. Carlson developed a page concerning invasive Species to be added to the Infrastructure chapter of the Master Plan. Commissioners offered additional species of concern.
  - The draft of the Master Plan was distributed in printed form at the last Planning Commission Meeting and again by email on October 10<sup>th</sup>, 2023, with a memo from Mr. Carlson reaffirming the approval schedule developed at our October 5<sup>th</sup>, 2023, meeting.
    - November 2<sup>nd</sup> meeting Planning Commission members to complete review of 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> meeting.

- Public hearing during Planning Commission meeting on February 1<sup>st</sup>, 2024, with recommendation to Oceana County Commission.
- Oceana County Commission on February 8<sup>th</sup>, 2024, either adopts the Master Plan or rejects and returns with recommendations to the Planning Commission.
- Mr. Carlson took suggestions for text changes and answered questions from the Commissioners. He indicated that about half of the municipalities in the County have acknowledged receipt of the Master Plan, but non-have suggested changes.

Moved by Mr. Stivers with second by Ms. Loera to transmit from the Planning Commission to the County Board the Master Plan draft with the suggested modifications made at this meeting. This Board recommends the County Commission at its November 9<sup>th</sup> meeting approve the start of the 63-day public review period. Following a request for discussion, of which there was none, the motion was approved.

- Ms. Loera agreed to work with Mr. Carlson on the logistics of posting of the Master Plan draft on the County's website, its public display and notifications or the scheduled February 1<sup>st</sup>, 2024, public meeting. A copy of the draft plan will be sent to the County Commissioners as soon as possible.

#### NEW BUSINESS

- Stormwater Management:
  - Ms. Martin made a presentation on Stormwater Management that included its importance and the progress of implementation of requirements within the County. Currently eight townships and the City of Hart have passed resolutions giving authority to the County Drain Commission; the Village of Pentwater enforces its own ordinance. For projects within the covered jurisdictions that require a soil erosion permit-one acre- the Drain Commission requires a stormwater permit as well.
  - The Drain Commissioner indicated that the municipalities are being asked to go further than just a resolution by formally adopting stormwater ordinances. She also explained agreements for maintenance that cover structures such as detention ponds; these agreements run with the property, even after the initial parties have sold the property.
- Planning Commission seats expiring at the end of 2023:
  - The terms of four members expire at the end of 2023. After discussion on who wants to reappointment and the qualifications need to satisfy having a member from the public education sector, a motion followed:

Mr. Stivers moved, with second from Ms. Loera, to inform the County Commissioners that Mr. Blohm, Mr. Cutter and Mr. McKeen want to be reappointed to the Oceana County Planning Commission for terms starting in 2024, while Chair Greiner, the senior member of the commission, does not, and plans to leave the Commission. Public notification of the open position is to be made in order that interested candidates can be interviewed at the December 7<sup>th</sup>, 2023, meeting of the Planning Commission with a recommendation to the County Commission for their action at their December 14<sup>th</sup>, 2023, meeting. Hearing no further discussion, the vote was called and the motion passed.

CORRESPONDENCE

No Correspondence.

COMMISSIONERS REPORTS

- Mr. McKeen discussed the Pentwater Watershed Planning Survey that will be sent out to about 850 houses in the Pentwater River watershed later this month. Mr. McKeen presented the commission with a survey sample and information being sent out to residents. Mr. McKeen mentioned it would be a good idea to invite Mr. Rich Pugsley to the Planning Commission meeting in December to discuss the survey.
- Mr. McKeen reported that the walkway at Gale's Pond on the east side has been completed. The Conservation District and County Parks are sponsoring a winter walk on December 21st, 2023, which is open to the public.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, Chairman Greiner adjourned the meeting at 2:21 pm.

The next meeting will be December 7, 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