

The Oceana County Planning Commission meeting was called to order by Vice Chairperson Loera on Thursday, January 4, 2024, 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, Mr. Paul Cutter, Mr. John Foss and Mr. Phil Morse.

Absent: Vince Greiner, former Chairperson, stepped down at the end of his term on December 31st, 2023.

Also present: Bryan Broderick, applicant to fill open board position.

APPROVAL OF THE MINUTES

Moved by Mr. McKeen and seconded by Mr. Foss to approve the minutes of the November 2, 2023, as amended. 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 January 4, 2024, agenda as presented. Voice vote. All ayes. Motion carried.

PUBLIC COMMENTS ON AGENDA ITEMS

No comments.

NEW BUSINESS

- Applications for the Planning Commission Vacancy:
 - Ms. Bostrom reported that the County had used its conventional means of posting on the County web site the opening vacated by Mr. Greiner. One application was received, which was from Mr. Bryan Broderick, who currently serves on the Weare Township Planning Commission. Prior to the meeting the commissioners had received his letter to the County Administrator that accompanied the application and a copy of an email of support from Richard Raffaelli, COO of Peterson Farms. Mr. Broderick addressed the Commission and answered questions.
 - The Commissioners reviewed the applicant's qualifications in light of the bylaw requirement for representation of separate important segments of the community.

Mr. Blohm moved, Mr. McKeen seconded the following motion: To support and request of the County Commission the appointment of Mr. Broderick to the Oceana Planning Commission for a term ending 12/31/2026. Hearing no further discussion, Vice-chair Loera conducted a roll call vote: Mr. Blohm: Yes; Mr. Cutter: No; Mr. Foss: Yes; Ms.

*Loera: Yes; Mr. McKeen: Yes; Mr. Morse: Yes; Mr. Rumsey: Yes; Mr. Stivers: Yes.
Motion carried.*

The Following is the current commissioners and their associated areas of interest:

Name	Planning Commission Area of Interests	Term Ending
Mr. John Stivers	2a. Agriculture and Forestry	12/31/2024
Mr. Scott Rumsey	2b. Education	12/31/2024
Mr. Garry McKeen	2c. Recreational and Tourism	12/31/2026
Ms. Gina Loera	2d. Industrial and Economic	12/31/2025
Mr. Allen Blohm	2e. Transportation and Roads	12/31/2026
Mr. John Foss	2f. Housing, Health and Human Services	12/31/2025
Mr. Phil Morse	2g. County Board of Commissioners	12/31/2025
Mr. Paul Cutter	2h. Environmental and Water Quality	12/31/2026
	2i. Governmental Municipal Interests	

- Oceana County Board of Commissioners reappointed Mr. Blohm, Mr. Cutter and Mr. McKeen to three-year terms ending 12/31/2026. The County has instituted the need for Planning Commissioners to take an oath of office, which is administered by the County Clerk.
- Election of Officers. Ms. Loera as meeting Chair had Secretary Stivers conduct the election.

For the office Chairperson, Mr. McKeen was nominated by Ms. Loera, with second from Mr. Blohm. No other nominations were made. Following discussion, Mr. McKeen acquiesced to being considered a candidate. The vote was seven for Mr. McKeen, who abstained.

For the office of Vice-Chairperson, Ms. Loera was nominated by Mr. Blohm with second from Mr. Morse. No other nominations were made. No discussion was offered. The vote was seven for Ms. Loera, who abstained.

Ms. Loera resumed the roll of Chairperson for the meeting.

For the office of Secretary, Mr. Stivers was nominated by Mr. McKeen with second from Mr. Blohm. No other nominations were made. No consequential discussion was offered. The vote was seven for Mr. Stivers, who abstained.

OLD BUSINESS

- Master Plan Update:
 - At its November 3rd meeting, Planning Commission members reviewed the draft of the Master Plan with consultant Stephen Carlson, with the recommendation for the County Commissioners to approve the start of the required 63-day Public Review phase.
 - The Public Review phase began on January 4th, 2024, and runs through March 6th, 2024, with the Public Hearing to occur at the meeting of the Planning Commission on March 7th, 2024. The commissioners had received a copy of Mr. Carlson's December 13th, 2023 email to Ms. Byard, County Administrator and Ms. Loera concerning the review

procedures. The required public notice has been advertised in the *Oceana's Herald Journal (OHK)*. Copies of the draft Master Plan may be downloaded from the County's web site and can be viewed in the County Clerk's office. Mr. McKeen agreed to review with Mr. Carlson the viability of providing a press release to *OHJ*, and *The Oceana Echo*.

CORRESPONDENCE

No Correspondence.

COMMISSIONERS REPORTS

- Mr. Morse reported that the county will apply for a State of Michigan grant requiring a \$30,000 County match for the completion of the County's Economic Diversification and Training Study.
- Mr. Morse reported that Scott Lewis of Lewis Adventure Farm and Zoo is looking for support for the construction of a tunnel beneath M20 to connect the parking area south of the roadway to their facilities on the north. Mr. Lewis has presented the project to Michigan Economic Development Commission, Oceana County Road Commission, and Shelby Township, which has endorsed the proposal. The project is early in the review and funding process with MDOT.
- Mr. Blohm reported that the Oceana County Road Commission has authorized procuring a \$3.5M bond to be retired from current tax levies for the purpose of improvements during 2024 to 25 miles of roadway.
- Mr. McKeen reported that the County Parks and Recreation Commission has been approached by a vendor to place kayak rental kiosks at Black Lake County Park.
- Mr. Morse reported by Vaugh White and Dave Beckman have proposed using portions of the former Rothbury foundry site for a recreational facility. Mr. Stivers pointed out that EGLE has found that wells in this general area have been found to have unsafe levels of PFAS.
- Mr. McKeen reported that the Oceana Conservation District (OCD), in conjunction with the county Parks and Recreation Commission, held a Winter Solstice Family Hike December 21st, 2023, at Gales Pond County Park, with plans for another on January 11th, 2024. OCD has a full moon owl calling planned for Otto Preserve around February 24th, 2024.
- Mr. McKeen provided an update on the Marshville Dam Park (Stony Creek) project. An archeological study is to be performed of the site. The Road Commission indicates its contractors are ready to begin the removal of the culverts and construction of the timber bridge; Parks and ORC are coordinating to limit the length of road closure.
- Mr. Rumsey reported that the Village of Hesperia has had to stop using one of its domestic water supply wells because of PFAS contamination. They are working with EGLE on a \$20M grant for its replacement and the replacement of lead water leaders from the mains to individual properties.
- Mr. Cutter reported that the City of Hart, which has taken ownership of the former Hart Congregational United Church of Christ property, 408 S. State, is working with the Tax Incremental Financing Authority to find potential buyers.
- Mr. Cutter suggested long underwear for the February 3rd, 2024, Second Annual Frozen Tin Man Winter Golf Outing, to be held at the irrigation fields of the BioPure facility off Polk Rd. Proceeds go toward the City of Hart public art program.
- Mr. Cutter reported that grant funding is being sought to convert the former Gales IGA into an educational facility in a partnership to include West Shore Community College, Muskegon Works, and Hart Public Schools.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, Mr. Rumsey, with second from Mr. Blohm, moved for adjournment of the meeting at 2:18 pm.

The next meeting will be February 1, 2024, at 1:00 pm in the Oceana County Board of Commissioners Room, 100 S. State Street, Hart, MI 49420.

Respectfully submitted,

A handwritten signature in blue ink that reads "Brittany M. Bostrom". The signature is fluid and cursive, with the first name being the most prominent.

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