

The Oceana County Planning Commission meeting was called to order by Chairperson McKeen on Thursday, June 6, 2024, at 1:00 pm, in the Oceana County Board of Commissioners Room, 100 S. State Street, Hart, Michigan.

PLEDGE OF ALLEGIANCE

Chair McKeen led the members in the Pledge of Allegiance to the flag of the United States of America.

ROLL CALL

Present: Chairperson Garry McKeen, Secretary John Stivers, Mr. Al Blohm, Mr. Bryan Broderick, Mr. Paul Cutter, Mr. Phil Morse, and Mr. Scott Rumsey.

Absent: Vice-Chairperson Gina Loera and Mr. John Foss.

Also present: Mr. Rich Pugsley, Chairperson of the Friends of the Pentwater River Watershed, and Mr. Lee Hyslop, Supervisor of Crystal Township.

APPROVAL OF THE MINUTES

Approval of the March 7, 2024, Minutes of the Oceana County Planning Commission meeting.

With correction of guest Lee Hyslop's title to Supervisor of Crystal (Valley) Township, motion was made to approve as corrected. Moved by Mr. Cutter, and seconded by Mr. Rumsey to approve the minutes as amended. Voice vote. All ayes. Motion carried.

APPROVAL OF THE AGENDA

No revisions proposed.

PUBLIC COMMENTS ON AGENDA ITEMS

No public comments.

REPORT ON FRIENDS OF THE PENTWATER RIVER WATERSHED

Mr. Pugsley gave an overview and history of the watershed group that is currently under the umbrella of the Pentwater Lake Association. His presentation included the results of the 2023 planning survey conducted by GVSU Annis Water Resources Institute faculty and staff. The key findings show that the highest priority of those responding was fishing and hunting, followed by enjoying scenic beauty, boating/canoeing/kayaking, viewing birds and wildlife, with swimming and picnicking and family activities rounding out the six categories. The report is available at online.

With Mr. Pugsley, commissioners discussed water testing, sampling and conditions within the Pentwater watershed, including the thermal condition of Hart Lake.

FINANCIAL REVIEW

Prior to the meeting, the commissioners received the Planning Commission portion of the County revenue and expenditure report for the period ending 4/30/2024. Year to date, there have been \$9,273.89 of expenditures, with an available balance of \$13,326.11.

CORRESPONDENCE

Weare Township Zoning change. Mr. Broderick, who serves on their planning commission, indicated that earlier this year Weare Township approved the re-zoning of a parcel on the north side of W. Monroe Road between US-31 and Oceana Drive, changing it from Low Density Residential to Neighborhood Commercial, at the request of the property owner. In a past revision to their zoning map, this parcel became the only parcel with residential zoning in this stretch on the north side of Monroe.

The Chair indicated that the OCPC would respond to Weare Township thanking them for their correspondence.

CHAIRPERSON'S REPORT

Chair McKeen discussed during the meeting or included on the agenda the following items for the period since the last meeting:

- a. Attended in May one County Commissioner's meetings.
- b. Attended the Planning Commission education program on May 16, 2024.
- c. Provided a favorable progress report on the construction of the timber bridge at Stony Creek/Marshville Dam. He reported that funds are secured for stream remediation work that is to follow road construction.

CONTINUING BUSINESS

- A. Discussion of Stormwater Review Zoning Ordinance Template. Chair McKeen reported that most of the townships are accepting the county-wide stormwater ordinance, and are in the process of adopting it into their zoning ordinance.
- B. Oceana Five-Year Plan as presented and approved by the County Commission on March 28, 2024.
- C. Review of the May 16, 2024 Planning Education program. It was reported that 40 planning and zoning commission members, zoning administrators and municipal officials attended, with more on a waiting list.

NEW BUSINESS

- A. Selection of date for Fall Planning Educational program. The commission selected September 19, 2024 from 6:30 pm to 8:30 pm for the second training class which will again be open to all individuals within the county involved in planning and zoning. It was agreed it should include a 20-minute segment on the Open Meetings Act, with the balance of the time focused on zoning. Again, the meeting will be held at the County Annex Building, Hart, and conducted by Mary Reilly, MSU Extension.
- B. August 1, 2024 meeting of the Oceana County Planning Commission will need to be relocated to the County Annex Building, 844 S. Griswold Street, Hart, to allow the Board of Commissioners Room to be used for a trial scheduled for that date. The planning commission meeting will begin at its usual time of 1:00 pm.
- C. Chair McKeen shared with the commissioners several publications from the Michigan Association of Planning. The commission acknowledged their value and considered, if they elect to purchase additional copies or pdf versions, how best to make them available to users throughout the county.
- D. Proposed state-wide septic field inspection law. Commissioners were generally aware that the State legislature is working on a law that would have Michigan join 49 other states with state-wide septic field inspections. The discussion covered inspection frequency, the responsibilities for conducting the inspections, and means for paying for the inspections. Though the proposed law is not in final form, commissioners reported that many organizations are already in opposition.

COMMISSIONERS REPORTS

- A. Mr. Rumsey reported that the Village of Hesperia has received the needed funding for improvements to its water system. So far, Hesperia has replaced a domestic water supply well. Next to follow will be replacement of lead pipe water supply lines that connection customers to the mains.
- B. Mr. Cutter reported that there were those who had queried him on changing to county-wide zoning. Commissioners were unaware of any action on this matter.
- C. Mr. Broderick reported that Weare Township, as part of the maintenance of un-paved roads, is planning to use slag, a steel-production by-product with suitable properties.
- D. Mr. Morse reported that the County Commission is working to change infractions of the "dog-at-large" ordinance from a misdemeanor to a civil infraction. This change would permit enforcement by fines without potential court proceedings.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, Mr. McKeen adjourned the meeting at 2:44 pm. The next meeting will be August 1, 2024, at 1:00 pm., at the County Annex Building, 844 S. Griswold Street, Hart, MI. No meeting is scheduled for July.

Respectfully submitted,

A handwritten signature in blue ink that reads "Brittany M. Bostrom". The signature is written in a cursive style with a large initial 'B'.

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