

The Oceana County Planning Commission meeting was called to order by Chairperson McKeen on Thursday, September 5, 2024, at 1:00 pm, in the Oceana County Board of Commissioners Room, 100 S. State Street, Hart, Michigan.

*There was no meeting scheduled for July, and the August 1<sup>st</sup> meeting was cancelled when it was determined there would not be a quorum.*

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, Vice-Chairperson Gina Loera, Secretary John Stivers, Mr. Bryan Broderick and Mr. Scott Rumsey.

Absent: Mr. Paul Cutter

Also present: None.

APPROVAL OF THE MINUTES

Motion to approve June 6, 2024 Minutes of the Oceana County Planning Commission meeting was made by Mr. Broderick with second by Ms. Loera. Motion was approved by Voice vote.

APPROVAL OF THE AGENDA

Additions to the Agenda:

1. Letter from Mr. Phil Morse
2. Hart Township proposed Zoning Amendment for Special Use Permit for Hart Solar Project.

Motion to approve the Agenda, with additions, was made by Mr. Rumsey and seconded by Mr. Broderick. Motion was approved by voice vote.

PUBLIC COMMENTS ON AGENDA ITEMS

No public comments.

FINANCIAL REVIEW

In the package for the cancelled August 5<sup>th</sup> meeting, the commissioners received the Planning Commission portion of the County revenue and expenditure report for the period ending

7/26/2024. At that point, the year to date expenditures totaled \$9,809.26, with an available balance of \$12,790.74.

Prior to this meeting, the commissioners received a copy of the Payment Authorization Report for the Planning Commission, the two listed activities were final invoices for work performed on the Oceana County Master Plan. They totaled \$1,955.00

Motion to approve the Payment Authorization Report was made by Mr. Broderick with second by Ms. Loera. Motion was approved by roll-call vote, all voting in the affirmative.

#### CHAIRPERSON'S REPORT

Chair McKeen reported he had attended the September 3<sup>rd</sup> meeting of the Friends of the Pentwater Hart Trail, and that they are continuing to work to secure funding, reportedly \$5.5 M short of what is needed.

Chair McKeen reported that the combined efforts of Shelby Township, Oceana County Road Commission, and Representative Bumstead, had gotten funding included in the proposed Michigan State Budget for a 20-foot wide tunnel beneath M20 that would connect the parking south of the highway to Lewis Farm. The project may qualify for a US DOT SMART grant.

#### CONTINUING BUSINESS

- A. The Chair confirmed that the Oceana County Planning Commission sponsored Fall Educational meeting, which is open to all within the county involved with planning and zoning, will be conducted by Mary Reilly MSUE and is to be held Thursday, September 19, 2024 at the County Annex building. The program will cover responsibilities of Zoning Boards of Appeals with a segment on the requirements of the Michigan Open Meetings Act. A copy of the announcement that is going out to townships and other municipalities had been included in the package distributed to commissioners prior to the meeting. At the time of the meeting, 18 individuals had already signed up; 45 attended the session held earlier in the year.
- B. The Chair reported that Shelby Township has taken advantage of the County sponsored template for township adoption of the County Drain Commission administered Stormwater Runoff Zoning Ordinance.

#### NEW BUSINESS

- A. Review of Planning Commission budget for 2025. The budget proposed by the Chair totals \$10,270. This amount is a considerable reduction from the 2024 amount of

\$22,600, which covered the update of the Master Plan. The draft spreadsheet had been sent to commissioners prior to the meeting.

- B. Motion to approve the 2025 Planning Commission budget, and to be delivered to the County Administrator's office was made by Mr. Stivers with second by Mr. Rumsey. Motion was approved on a voice vote.
- C. Motion to accept the resignation of Mr. Allen Blohm due to illness was made by Mr. Broderick with second by Mr. Rumsey. Motion was approved by voice vote.
- D. Motion to accept the resignation of Mr. John Foss due to recent promotion was made by Ms. Loera with second by Mr. Broderick. Motion was approved by voice vote. Mr. Foss has been promoted to regional vice president of Trinity Health and has begun managing the hospital in Grand Haven as well as Shelby.
- E. Mr. Morse, who served on the Planning Commission as the County Commission representative, resigned from the County Commission in August when he accepted the position of administrator for the Village of Shelby. As of the date of this meeting, the County Commission had neither filled that open position nor appointed a replacement representative to the Planning Commission. This opening comes as two other Planning Commission members have tendered their resignations. The County has advertised and posted on its web site for replacements. Mr. Morse has written to the Planning Commission Chair expressing interest in being appointed to one of these openings. No other applications have been received. Commissioners reviewed the "separate important segments" listed in its bylaws as to what qualifications may be desirable for applicants.
- F. Motion to acknowledge the resignation of Mr. Morse from the Planning Commission (via his resignation from the County Commission) was made by Mr. Broderick with second by Ms. Loera. Motion was approved by voice vote.
- G. Motion to forward to the County Commission the nomination of Mr. Morse to fill one of the open positions on the Planning Commission was made by Mr. Stivers with second by Ms. Loera. Motion approved by voice vote.

#### COMMISSIONERS REPORTS

- A. Mr. Rumsey reported that the Oceana County Economic Alliance (OCEA) is holding its Annual Breakfast on October 11 at the MSU AgBio Research Station.
- B. Ms. Loera reported that the Brownfield Redevelopment Authority has not allocated all current grants. They are accepting applications for to address new projects, several identified in the Walkerville area.

- C. Ms. Loera indicated Tax Increment Financing (TIF) for housing within the County, which is in addition to TIF projects initiated by the City of Hart.
- D. Mr. McKeen, also chair of Oceana County Parks and Recreation Commission, reported that work at Marshville Dam Park is nearly complete, with the construction of ADA-compliant boardwalk and fishing ramps to follow soon. A paved parking is need as well.

COMMUNICATIONS

- A. Blue Lake Township, Muskegon County, had provided notice of a public hearing held August 14 for input for their 5-Year Master Plan update.
- B. Hart Township has provided a copy of the proposed Special Use Permit (SUP) Amendment proposed by Hart Solar Partners for its project east of Oceana Drive. The Township held a public hearing on August 28<sup>th</sup>, Mr. Broderick indicated that Weare Township is also evaluating the need to amend its ordinance that covers commercial solar projects.

PUBLIC COMMENT

There was no public comment at this time.

ADJOURNMENT

There being no further business, on motion from Mr. Broderick, Chair McKeen adjourned the meeting at 1:45 pm.

The next meeting is scheduled for October 3, 2024 at 1:00 p.m., in the Oceana County Board of Commissioners Room, 100 S State Street, Hart, Michigan.

Respectfully submitted,



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