

The regular meeting of the Oceana County Planning Commission was called to order by Chairperson McKeen on Thursday, December 4, 2025, at 1:00 p.m. in the Oceana County Board of Commissioners Room, 100 S. State St, Hart, Michigan 49420.

*November 6, 2025, meeting cancelled for lack of 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, Secretary John Stivers, Joel McCormick, Phil Morse, and David Spitler.

Excused Absent: Bryan Broderick Paul Cutter, Scott Rumsey.

Guest: None

### APPROVAL OF THE MINUTES

October 2, 2025, Minutes of the Oceana County Planning Commission meeting:

Motion to approve made by Spitler with second by McCormick. Motion was approved by voice vote.

Because of a lack of a quorum, the November 6, 2025, meeting of the Planning Commission did not occur.

### APPROVAL OF AGENDA

Motion to approve agenda by Morse with second by Stivers. Motion was approved by voice vote.

### PUBLIC COMMENTS ON AGENDA ITEMS

No public comments.

### FINANCE REVIEW

Report for month ending November 2025 was included in the commissioners' packet. The expenditures and account balance are as planned, per diems being the major item.

### GUEST SPEAKER

Curtis Burdette, as Executive Director, has been the staff person under contract for the last three years with The Right Place that manages the Oceana County Economic Alliance, a

board of Oceana County with 14 members. Burdette provided a rundown of the Economic Alliance's activities, including the most recent county-wide Developer Day bus tour.

Burdette is also a board member of the Oceana County Brownfield Redevelopment Authority. Many of the projects in the county benefit from funding and financing opportunities administered by these two agencies, including environmental reviews, and Tax Incremental Financing (TIF).

Chair McKeen asked Burdette if he had suggestions as to how the Oceana County Planning Commission could have a broader role. Burdette, with input from commissioners, identified needs for housing and light industrial development. Examples included Starting Block, the business incubator facility in Hart.

### CORRESPONDENCE

- A. Notice of Public Hearing – Zoning Board of Appeals, City of Hart. The Public Hearing was held prior to this meeting. Oceana Planning Commission did not discuss.
- B. Shelby Township Amendment of Zoning Ordinances – Township informed Oceana County Planning Commission that work is underway to implement its adopted Master Plan with ordinance revisions.
- C. Montague Township Notice of Intent to conduct Master Plan - No discussion.
- D. Ferry Township Notice of Intent to conduct Master Plan and Zoning Ordinance update - No discussion.
- E. Hart Township Notice of Intent to conduct Master Plan - No discussion

Though correspondence has not be received by the Oceana County Planning Commission, the Chair indicates that Benona Township is also updating its Master Plan and zoning ordinances.

Morse indicated that the Village of Shelby is also updating its Master Plan.

Weare Township is in the review and adoption process for ordinances covering solar arrays. Consumers Energy has a project planned for the Township.

### CHARIPERSON'S REPORT

- A. Chair attended the County quarterly department head meeting which is chair by County Commissioner and Planning Commissioner McCormick. The meetings have been beneficial in finding space at the County Airport for Park Commission storage, and finding a used bus from the Council on Aging.
- B. Chair attended Benona Township board of trustees meeting.
- C. Oceana Road Commission. In attending ORC meeting, Chair McKeen learned that Michigan Department of Transportation has turned over to OCR maintenance responsibility and funding for Polk Road from US 31 to Oceana Drive. As part of a

multi-year objective, ORC has proceeded with the awarded of the redesign of this roadway. A roundabout is planned at 76<sup>th</sup> Ave. This stretch of roadway, as explained when Director Mark Timmer addressed the Oceana Planning Commission several years ago, has a high frequency of accidents.

In addition, the Road Commission has received a significant increase in funding from the State.

E. Oceana Conservation District held the grand opening of the Stony Creek Nature Preserve on October 30, 2025. Over 100 attended.

### CONTINUING BUSINESS

- A. . Review of potential MSUE future programming. Conflict Resolution is a possible topic, but currently their presentations require two days.
- B. Position open on Planning Commission. The position is still open. No candidate was considered. The opening may be advertised on the County website.

### NEW BUSINESS

- A. Election of Planning Commission Officers for 2026.  
For the election of Chair, the meeting was turned over to secretary Stivers. Spitler nominated McKeen with second from Morse. Hearing no additional nominations, a motion to close nominations was made by Spilter with second by Morse. McKeen was elected. McKeen resumed chairing the meeting.  
For Vice Chair, Broderick was nominated by Morse with second from Spitler. Hearing no additional nominations, a motion to close nominations was made by Morse with second by Stivers. Broderick was elected.  
For Secretary, Stivers was nominated by McKeen with second from Morse. Hearing no additional nominations, a motion to close nominations was made by McKeen. Stivers was elected.
- B. . Chair McKeen indicated that our normal January meeting date was New Years Day, recommending the next meeting be held on February 5, 2026. Agreed by consensus.

### COMMISSIONERS REPORTS

- A. Morse, as Administrator of the Village of Shelby, extended an invitation on behalf of the Downtown Redesign Committee to the public unveiling of plans for downtown Shelby on December 9, 2025 at The Ladder. The renderings may be seen of the Village's Facebook page. Work to include sidewalks, curbs and lighting. Part of the funding is coming from a donor.

Stivers reported that there has not been any changes concerning the Hesperia Dam project since the report at the September meeting of the Planning Commission.

- C. McKeen reported that County Parks has completed much of the project at Cedar Point. The scope includes handicap accessibility and future natural flower beds.
- D. McKeen reported that County Parks has received a gift to fund benches at Marshville Dam.
- E. Spitler reported that Dogwood Development has produced a YouTube on housing.
- F. McCormick reported that at the County Commission meeting earlier in the day that Scott Ward, President of West Shore Community College made a presentation on the reuse of the building on S. State, Hart. Construction to begin in January, with completion by fall of 2026.
- G. McCormick reported that at the County Commission has contract the operation of the Transfer Station on M20 to American Classic, who assumes responsibilities on December 8, 2025. American Classic has also taking over the transfer station in Crystal Valley and may expand tipping services throughout the county.
- H. McKeen reported that the West Michigan Watershed Partnership group West Michigan Shoreline Regional Development Commission (WMSRCD) has been working with their consultants ETC to select from numerous projects proposed at public sessions within WMSRDC's five-county service area. Much of the funding is being made available from National Fish and Wildlife Foundation. Big Sandy Bend restoration on the Pentwater River is a potential candidate for funding.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business, Chair McKeen adjourned the meeting at 2:38 pm.

Respectfully submitted,

Brittany M. Bostrom

On behalf of Mr. Stivers, Secretary, Oceana County Planning Commission