

The regular meeting of the Oceana County Planning Commission was called to order by Chairperson McKeen on Thursday, March 6, 2025, at 1:00 p.m. in the Oceana County Board of Commissioners Room, 100 S. State St, Hart, Michigan 49420.

*The meeting scheduled for February 6, 2025, was cancelled.*

#### 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, Paul Cutter, Phil Morse, Pete Roskam, Scott Rumsey, and David Spitler.

Absent: Mr. Bryan Broderick, and Joel McCormick

Guest: Scott Beal, Executive Director of the Silver Lake Sand Dunes Visitor Bureau

Since the January 2, 2025, Planning Commission Meeting, the County Commission approved the nominations of Roskam and Spilter, plus the reappointment of Rumsey and Stivers. Chair McKeen had the newly appointed members as well as current members share their backgrounds.

#### APPROVAL OF THE MINUTES

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

Motion to approve made by Morse with second by Cutter. Motion was approved by voice vote.

#### APPROVAL OF AGENDA

No revisions or additions.

#### PUBLIC COMMENTS ON AGENDA ITEMS

No public comments.

#### FINANCE REVIEW

The report for month ending February 28, 2025, was included in the commissioners' packet. Since the January 2, 2025, meeting, the County's \$7,198.00 payment to West Michigan Shoreline Regional Development Commission was deducted from the Planning Commission budget. Motion to approve by Morse with second by Spitler. On roll call vote, the financial report was approved 7 – 0.

CORRESPONDENCE

None.

PRESENTATION

Scott Beal provided an overview of the role of the combined Silver Lake Sand Dunes Area Chamber of Commerce and the Silver Lake Sand Dunes – Hart Visitor Bureau. It is a 501 c 6 corporation with an annual budget of approximately \$200,000, with income from PA 59 Destination Marketing Organization receipts from hotel / motel room charges within its district that covers Golden and Hart Townships; there are other PA 59 districts within the County. By State law, 50% of the PA 59 income must be spent on marketing, which includes the visitor center on Polk Road, east of US 31.

Beal reported that Oceana County income from tourism is second only to agriculture, generating \$160M from 2M visitors. He provided detail on the activities of the Bureau and answered questions from commissioners.

SWEARING IN OF NEW COMMISSIONERS AND RE-APPOINTMENTS

Melanie Coon, Oceana County Clerk, administered the swearing in oath to newly appointed commissioners Roskam and Spitler, and reappointed commissioners Rumsey and Stivers.

CHAIRPERSON'S REPORT

Chair McKeen reported on Governing Essentials Series, Michigan Open Meetings Act, Parliamentary Procedure, Components of Government series of three one-hour programs.

McKeen reported attending Oceana County Commission meeting in support of the nomination of Roskam and Spitler to this board.

McKeen reported on attending the County Department Head meeting. From that meeting the policy is for commissioners to have and wear name tags. Photos were taken following the meeting.

McKeen reported on the economic value of beaches based on information from former Pure Michigan head Dave Lorenz and a US Army Corps of Engineers report.

CONTINUING BUSINESS

The Oceana County Planning Commission is conducting another training session for those involved in planning and zoning in the numerous municipalities across the county on April 24, 2025, at 6:30 p.m. at the Oceana County Service Building, 844 S. Griswold Street, Hart.

Mary Reilly, MSU Extension Service will lead the training on Michigan Open Meeting Act. County Planning Commissioners are encouraged to attend. It is anticipated the training will cover recent changes to the law covering side conversations during public meetings, via the use of cellphones.

The possible need to change the Planning Commission Bylaws to reduce the number of meetings held ended without changes. As provided in the Bylaws, and as is our practice, if no meeting is warranted, the Chair may cancel.

Stivers asked that the Commissioners be informed when the Commission receives information from other planning and zoning boards of master plan updates.

### NEW BUSINESS

Commission Election of Officers. Current Chair McKeen asked Secretary Stivers to conduct the election of Chair. Morse nominated McKeen with second from Roskam. A call for additional nominations went unanswered. The commission unanimously elected McKeen Chair.

Chair McKeen called for nominations for Vice Chair. Morse nominated Spitler with second from Cutter. McKeen nominated Rumsey with second from Roskam. A call for additional nominations went unanswered. The commission unanimously elected Rumsey Vice Chair.

Chair McKeen called for nominations for Secretary. Morse nominated Stivers with second from Rumsey. A call for additional nominations went unanswered. The commission unanimously elected Stivers Secretary.

The Planning Commission member has a position on the Brownfield Redevelopment Authority. Chair McKeen nominated Spitler for this appointment, with second from Roskam. The commission unanimously approved the appointment of Spitler.

### COMMISSIONERS REPORTS

Morse, who is Village of Shelby administrator, indicated that the Village as part of its masterplan update is conducting online surveys, and provided commissioners with a card containing a scan link to please participate.

Morse had commissioners mark their calendars for the Shelby Chainsaw Carving Festival on July 11 and 12, 2025. The Getty Park Grand Opening is June 21<sup>st</sup>, 2025, at noon.

Stivers reported that Federal cuts in funding may have an impact on the Sea lamprey control program that is administered by the Great Lakes Fishery Commission with applications done by the US Fish and Wildlife Service.

Rumsey reported on the extensive improvements in the Village of Hesperia to its water system and filtration plant. DTE Energy is completing upgrades of its mains ahead of the other utility work.

McKeen, also Chair of the Oceana County Parks and Recreation Commission, indicated that commission has had a budget reduction. He reported that work is underway to complete the remaining improvements at Marshville Dam County Park.

Cutter reported that work on the solar project east of the City of Hart is progressing with easements being secured.

Cutter reported that through the efforts of Nichole Kleiner, and the Hart Economic and Redevelopment Team (H.E.A.R.T. ☺), a 12-unit apartment house for students and faculty is in the planning to be adjacent to the new Hart presence of West Shore Community College in the former Gale's IGA on State Street.

Cutter reported that the Artic Foods facility on Industrial Park Drive, Hart, will house the regional food pantry hub.

Roskam expressed appreciation for the work being done at Oceana County parks.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business, Chair McKeen adjourned the meeting at 2:33 pm.

The next meeting is scheduled for April 3, 2025, at 1:00 p.m., in the Oceana County Board of Commissioners Room, 100 S State Street, Hart, Michigan. James Kelly, District Director for MSU Extension District 5, will be the guest speaker. He will be discussing the Michigan Conservation Stewardship Program, which launched last year. This program is an in-person, eight-week course, lasting three hours each session, and will be open to around 25 participants.

Respectfully submitted,



Brittany M. Bostrom

On behalf of John Stivers, Secretary  
Oceana County Planning Commission