



# VILLAGE OF PENTWATER

## Planning Commission

ON PENTWATER LAKE AND LAKE MICHIGAN  
327 South Hancock Street, P.O. Box 622, Pentwater, Michigan 49449  
(231) 869-8301 – FAX (231) 869-5120

### Regular Meeting Minutes – April 18, 2018

Chairman Ron Christians called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 7:03 pm, with the Pledge of Allegiance.

#### ROLL CALL

**Present:** Michelle Angell-Powell, Mark Benner, Ron Christians, Kirstin McDonough & Paul Anderson.

**Absent:** Bruce Koorndyk.

**Staff Present:** Keith Edwards, Zoning Administrator, and Chris Brown, Village Manager.

#### APPROVAL OF AGENDA

**Motion** by Angell-Powell, second by Anderson to approve the Agenda as presented.

Voice Vote: Aye: 5      Nay: 0      Absent: 1      **Motion carried.**

#### APPROVAL OF MINUTES

**Motion** by Angell-Powell, second by Anderson to approve the February 21, 2018 regular meeting minutes as submitted.

Voice Vote: Aye: 5      Nay: 0      Absent: 1      **Motion carried.**

**PUBLIC COMMENTS** – No comments from the audience were submitted at this time.

**PUBLIC HEARING** – None.

#### OLD BUSINESS

##### A. SWOT Analysis to Ideas to Goals and Objectives

The Planning Commission discussed the process that will occur in the focus groups of conducting the SWOT Analysis to generate ideas on their particular topic and then return those ideas to the full Planning Commission for incorporation within the Goals and Objectives of the Master Plan Amendment.

##### B. Review of Master Plan Goals for Downtown

Mr. Edwards reviewed the existing Goals and Objectives from the 2015 Master Plan Update with the Planning Commission. Specific attention was given to those existing goals and objectives stated in Chapters 3 and 4 of the 2015 Master Plan Update, as they relate to the Downtown Pentwater Plan area.

## **NEW BUSINESS – Zoning Ordinance Amendments – Introductory Discussion**

### **A. Downtown parking as it relates to residential uses and marinas.**

Mr. Edwards and the Planning Commission discussed some ideas for loosening the parking requirements for residential uses in upper floors of existing buildings, those constructed before a certain date, approximately 1995, in an effort to encourage residential use of the upper floors of those buildings in the C3, Central Business District. Also discussed was a reduction in the one parking space per boat slip for marinas.

### **B. Marinas and dockominiums in single-family residential districts.**

Mr. Edwards discussed the nonconforming nature of all marinas located in the C3, Central Business District, differences in types of marinas from private to public to commercial, the lack of certain definitions in the Zoning Ordinance and the standards that may be necessary to establish for the different types of marinas.

### **C. Short-term rental houses in single-family residential districts.**

Mr. Edwards introduced the discussion of a land use know in the real estate as a short-term rental house. These are homes in single-family neighborhoods that are rented or leased to individuals and families for less than 28 days. Zoning is likely limited as a tool for regulation of such uses, however, the Mr. Edwards will return to the Planning Commission with some standards for consideration, likely as Special Land Uses within single-family residential zoning districts with standards for parking, distance between rentals, etc. However, issues like building safety, registration, taxation and other issues should not be part of Zoning Ordinance regulation.

### **D. Amendments after separation from the Community Zoning Ordinance.**

Due to the Village and Township separation from the Pentwater Community Zoning Ordinance, some provisions are no longer necessary and others such as motels, hotels, inns, resorts and lodges should be reconsidered. Mr. Edwards will return with some proposed amendments to address these issues.

## **COMMITTEE/DEPARTMENT REPORTS**

**A. Zoning Administrator** – Mr. Edwards’ written report was received by the Planning Commission.

**B. Zoning Board of Appeals** - No meeting, no report.

