



VILLAGE OF PENTWATER

Planning Commission

ON PENTWATER LAKE AND LAKE MICHIGAN
327 South Hancock Street, P.O. Box 622, Pentwater, Michigan 49449
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Regular Meeting Minutes – September 19, 2018

Chairman Ron Christians called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 7:02 pm, with the Pledge of Allegiance.

ROLL CALL

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

Absent: None.

Staff Present: Keith Edwards, Zoning Administrator.

APPROVAL OF AGENDA

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

Voice Vote: Aye: 6 Nay: 0 Absent: 0 **Motion carried.**

APPROVAL OF MINUTES

Motion by Anderson, second by Anderson to approve the July 18, 2018 regular meeting minutes as submitted.

Voice Vote: Aye: 6 Nay: 0 Absent: 0 **Motion carried.**

PUBLIC COMMENTS – None.

PUBLIC HEARING – None.

OLD BUSINESS – Zoning Ordinance Amendments for Residential Parking and Marina Parking in the C3, Central Business District.

Motion by Angell, second by Anderson to schedule the public hearing on the proposed amendments for October 17, 2018.

Voice Vote: Aye: 6 Nay: 0 Absent: 0 **Motion carried.**

NEW BUSINESS

- A. Proposed Improvements to Legally Existing Nonconforming buildings, decks, stairs, etc., at 634 Chester Street. Prop. ID No. 64-044-461-006-00-01, South ½ of Lot 6 of Block 61 of the Village of Middlesex, Village of Pentwater.**

Mr. Edwards introduced the application for a Zoning Permit to undertake the proposed improvements, including reinforcement or replacement of upper deck, railings, and stairway; replacement of property retention walls; remodel and reinforcement of upper and lower storage buildings/sheds on the property. These properties were discussed at the July 18, 2018 Planning Commission meeting, introduced as dockominiums whereby the

Planning Commission decided that improvements existing today on these properties known as Lots 1 through 8, Block 61 of the Village of Middlesex, Village of Pentwater would be considered as legally existing nonconforming buildings and that no new structures could be constructed on these lots. Mr. Nicholas Kreiger, attorney for the property owners Dan and Jody TerHaar explained the desire to repair, remodel, reinforce and maintain the existing structures. The TerHaar's had already made legal improvements to the dock and electrical system on the property.

Planning Commissioners reviewed the provisions of Section 3.24.B of the Zoning Ordinance for nonconforming buildings and structures. Having found that all required provisions have been met by the applicant's proposal. The following motion was offered for consideration:

Motion by Angell-Powell, second by Benner to approve the proposed improvements to the south ½ of Lot 6 of Block 61 of the Village of Middlesex Plat as presented.

Voice Vote: Aye: 6 Nay: 0 Absent: 0 **Motion carried.**

B. Presentation by Steve Bass and Mary Marshall of PTW 2030.

Steve Bass and Mary Marshall, representing PTW2030, provided a PowerPoint presentation covering ideas to integrate a program of events into the proposed design improvements for Pentwater, many of them in the Downtown Pentwater sub-area. The Planning Commission was very grateful for their work and plans to integrate their work into the Downtown Pentwater Sub-Area Plan of the Village of Pentwater Master Plan.

C. Discussion of Nonconforming Uses and the Zoning District Map.

Mr. Edwards presented a discussion centered around the Zoning Map and existing nonconforming uses within certain Zoning Districts, such as the Channel Lane Inn located in a Residential Zoning District, a couple of homes located in the C3 District and a business located in a residential zone. Mr. Edwards suggested that the Planning Commission should discuss those in particular that are located within the Downtown Pentwater Sub-Area.

D. Introduction of the Questionnaire prepared by our Zoning Attorney Mark Van Allsburg for the discussion on short-term leasing.

Mr. Edwards provided a questionnaire aimed at regulating short-term rentals as presented by Attorney Mark Van Allsburg. Regulation of short-term renting or leasing is aimed at addressing many issues including off-street and on-street parking, number of persons per building and property, building safety, fire safety and public health. The questionnaire is intended to gather Planning Commissioner view points of these and other issues for return to the attorney in order to craft a regulatory strategy.

COMMITTEE/DEPARTMENT REPORTS

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

B. Zoning Board of Appeals – No ZBA Meeting in August.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS – None.

PUBLIC COMMENTS – None.

ADJOURNMENT - The meeting was adjourned by Chairman Ron Christians at 8:55 pm.

Respectfully Submitted,

Keith Edwards
Zoning Administrator

September 25, 2018
Date

Approved by the Village of Pentwater Planning Commission on October 17, 2018.