



VILLAGE OF PENTWATER

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

Planning Commission Meeting Agenda January 17, 2018 7:00 P.M.

- I. Opening**
 - A. Call to Order and Pledge of Allegiance and Roll Call.
- II. Approval of Agenda and Minutes**
 - A. Approval of Agenda.
 - B. Approval of Minutes of the Meeting held December 20, 2017.
- III. Public Comments**
- IV. Public Hearing - Zoning Ordinance Amendment to Separate The Village of Pentwater from the Pentwater Community Zoning Ordinance – Establishing the Village of Pentwater Zoning Ordinance**
- V. Public Hearing – Zoning Ordinance Amendment prohibiting Medical Marijuana Facilities.**
- VI. Old Business**
 - A. **Discussion - Zoning Ordinance Amendment to Separate The Village of Pentwater from the Pentwater Community Zoning Ordinance – Establishing the Village of Pentwater Zoning Ordinance.**
 - B. **Discussion - Zoning Ordinance Amendment prohibiting Medical Marijuana Facilities.**
 - C. **Master Plan Amendment – Downtown Plan:**
 1. Review of the “Now, How and Wow” of Planning
 2. Review of the S.W.O.T Analysis for Downtown Pentwater Plan sub-committees.
- VII. New Business – Presentation of Existing Village of Pentwater Land Use and Zoning Maps prepared by Fleis & Vandenbrink.**

VIII. Department/Committee Reports

A. Zoning Administrator – See attached report.

B. Zoning Board of Appeals – No meeting, no report.

VII. Communications from Planning Commission Members

VIII. Public Comments

IX. Adjournment

Next Scheduled Planning Commission Meeting – February 21, 2018



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 – December 20, 2017

Vice-Chairperson Angell-Powell 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, Michelle Angell-Powell (by telephone), Mark Benner, Ron Christians & Paul Anderson.

Absent: Kirstin McDonough (excused).

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

APPROVAL OF AGENDA

Motion by Anderson, second by Koorndyk to approve the Agenda as presented.

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

APPROVAL OF REGULAR MINUTES

Motion by Benner, second by Anderson to approve the November 15, 2017 regular meeting minutes as submitted.

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

PUBLIC COMMENTS – Present in the audience was Eva Gregwer. No comments from the audience were submitted at this time.

PUBLIC HEARING - Zoning Ordinance Amendment to reduce the number of ZBA regular members from 7 to 5. Chairman Christians opened the public hearing at 7:08 pm.

The Planning Commission took public comments on a Zoning Ordinance amendment to change the number of Zoning Board of Appeals (ZBA) members from seven (7) to five (5), while still retaining two (2) alternates. Eva Gregwer asked how many regular members were currently serving the ZBA, and the answer from the Zoning Administrator was five.

See no further requests to speak from the audience, Chairman Christians closed the public hearing at 7:10 pm.

OLD BUSINESS

Discussion of proposed Zoning Ordinance amendment to change the number of ZBA members from seven (7) to five (5) as requested by the ZBA to change the ZBA by-laws. After taking in only one public comment (see above), the Planning Commission recommended that the Village Council approve the proposed amendment.

Motion by Benner, second by Anderson to recommend the Village Council approve a Zoning Ordinance amendment to change the number of ZBA members from seven (7) to five (5) as requested by the ZBA.

Voice Vote: Aye: 5 (Angell-Powell by telephone) Nay: 0 Absent: 2

Motion carried.

A. Master Plan Amendment for Downtown Pentwater.

1. Review of Chapter 3 of the 2015 Master Plan Update.

Mr. Edwards reviewed his report, commenting primarily on the goals of the 2015 Master Plan Update. Planning Commissioners recommended, among Mr. Edwards proposed changes, adding internet accessibility to infrastructure needs, and cottage industries and work at home opportunities for consideration.

2. Review of Chapter 4 of the 2015 Master Plan Update.

Mr. Edwards reviewed his report, commenting primarily on the Commercial and Residential Uses of the 2015 Master Plan Update. Planning Commissioners discussed the need to gather additional information regarding weekly residential rentals and accessible and affordable housing options.

3. Assignment of information gathering tasks to Planning Commissioners.

Mr. Edwards asked the Planning Commissioners my play a lead role in eliciting information and help from the public and other sources to lead a committee focusing on certain topics and the Planning Commissioners confirmed their involvement except for Kirstin McDonough who was absent:

- Waterfront Community – Bruce Koorndyk
- Garden Community – Kirstin McDonough
- Arts Community – Paul Anderson
- Historic Heritage – Ron Christians
- Downtown Economy – Mark Benner
- Complete Streets and Infrastructure – Michelle Angell-Powell

Planning Commissioners will work with Staff, consultants and the public to address each of the above topics for the Downtown Pentwater Plan.

NEW BUSINESS – Vice Chairperson Michelle Angell-Powell was no longer connected by telephone for the remainder of the meeting.

A. Zoning Ordinance Amendment to Separate the Village of Pentwater from the Pentwater Community Zoning Ordinance. Zoning Administrator Keith Edwards introduced a Zoning Ordinance amendment to rename the Pentwater Community Zoning Ordinance as the Village of Pentwater Zoning Ordinance and remove all references to Pentwater Township from the Zoning Ordinance.

Motion by Koorndyk, second by Anderson to set a date of January 17, 2018 for a public hearing to take public comments on the proposed Zoning Ordinance Amendment.

Voice Vote: Aye: 4 Nay: 0 Absent: 2 **Motion carried.**

B. Zoning Ordinance Amendment to consider a Zoning Ordinance Amendment prohibiting Medical Marihuana Facilities. Zoning Administrator Keith Edwards introduced a Zoning Ordinance amendment to prohibit Medical Marihuana Facilities from the Village of Pentwater.

Motion by Koorndyk, second by Benner to set a date of January 17, 2018 for a public hearing to take public comments on the proposed Zoning Ordinance Amendment.

Voice Vote: Aye: 4 Nay: 0 Absent: 2 **Motion carried.**

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.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS – None.

PUBLIC COMMENTS – None.

ADJOURNMENT

Motion by Benner, second by Anderson to adjourn the meeting at 8:40 pm.

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

Respectfully Submitted,

Keith Edwards
Zoning Administrator

January 2, 2018
Date

Approved by the Village of Pentwater Planning Commission on _____.

PUBLIC NOTICE

Village of Pentwater

County of Oceana, Michigan

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of the Village of Pentwater will hold a public hearing on January 17, 2018, at 7:00 p.m., at the Village Hall, 327 S. Hancock Street, Pentwater, Michigan, to hear and consider comments regarding a proposed amendment to the Village's Zoning Ordinance. The principal provisions of the proposed amendment would revise the language of the Pentwater Community Zoning Ordinance to establish a zoning ordinance applicable only to the Village of Pentwater.

The Community Zoning Ordinance originally applied to both the Village and Township of Pentwater. The proposed amendment would eliminate Township regulations, clarify that the revised ordinance applies only to the Village of Pentwater and undertake numerous language changes to establish the separate ordinance. The substantive provisions of the Village Zoning Ordinance, as previously adopted, will not be significantly altered.

The proposed Zoning Ordinance amendment is available for review at the Village offices at the above-stated address. All interested persons may attend the public hearing and comment on the proposed amendment. Written comments may be submitted to the Village offices, at the above-stated address, up to and including the time of the public hearing.

Dated: December 18, 2017

**PLANNING COMMISSION OF THE
VILLAGE OF PENTWATER**

VILLAGE OF PENTWATER
COUNTY OF OCEANA, MICHIGAN

At a regular meeting of the Village Council of the Village of Pentwater, held at the Village Hall, 327 S. Hancock Street, Pentwater, Michigan, on the ____ day of _____, 2018, at 7:00 p.m.

PRESENT: Members: _____

ABSENT: Members: _____

The following ordinance and preamble were offered by Member _____ and supported by Member _____:

ORDINANCE NO. _____

AN ORDINANCE to amend and rename Village Ordinance No. 99-8, as amended, formerly known as the Pentwater Community Zoning Ordinance

[Establishing the Village's Zoning Ordinance, formerly known as the Pentwater Community Zoning Ordinance, as a separate, renamed ordinance]

WHEREAS, the Village of Pentwater, by means of Ordinance No. 99-8, as amended, adopted the Pentwater Community Zoning Ordinance, which was also adopted by the Township of Pentwater by means of Ordinance No. 7-14-99 and was printed as a single document;

WHEREAS, the Village of Pentwater and the Township of Pentwater have each subsequently adopted separate amendments, resulting in different provisions for the Pentwater Community Zoning Ordinance, when applied to the Village and Township, respectively;

WHEREAS, the Village of Pentwater, because of past amendments and anticipated future amendments, desires to separately establish its zoning ordinance as the Village of Pentwater Zoning Ordinance, so as to clarify its provisions and avoid confusion, particularly in those cases where the Village and Township zoning ordinance provisions are no longer identical; and

WHEREAS, the Village of Pentwater has held a public hearing with respect to the proposed language clarifications required to make the Village’s zoning ordinance an independent document and to rename it as the Village of Pentwater Zoning Ordinance, and has considered the comments of the public regarding this matter.

THE VILLAGE OF PENTWATER ORDAINS:

Section 1. All references to Pentwater Community Zoning Ordinance, Village Ordinance No. 99-8, including the reference in Section 1.01, shall be changed to “Village of Pentwater Zoning Ordinance,” also to be referred to on occasion as the “Village Zoning Ordinance.”

Section 2. Section 1.03.D is hereby deleted. Further, all sections, zoning ordinance provisions, notes and footnotes which apply only to the Township of Pentwater, and which are not part of the Village Zoning Ordinance, are hereby deleted so as to clarify the ordinance, even if those Township references are not specifically identified in this amending ordinance.

Similarly, all references which indicate that a provision is applicable only to the Village or state “Village Only” are hereby deleted as unnecessary, but the substantive provision applicable to the Village shall be retained.

To the extent not specifically addressed in this ordinance, re-lettering or renumbering of sections shall be completed to account for the revisions put into effect by this ordinance.

Section 3. Section 2.01.H is hereby deleted.

Section 4. The definition of “Board, Township” in Section 2.03 Definitions – B shall be deleted.

Section 5. The definition of “Board of Appeals, or Board” in Section 2.03 Definitions – B shall be amended to read in its entirety as follows:

“BOARD OF APPEALS, OR BOARD. As used in this Ordinance, this term shall mean the Village of Pentwater Zoning Board of Appeals.”

Section 6. The definition of “Community” in Section 2.04 Definitions – C shall be deleted and all references in the zoning ordinance to the “Community” or “Pentwater Community” shall be revised to refer to the “Village” or “Village of Pentwater.”

Further, the definition of “Commission, Planning” shall be amended to read in its entirety as follows: “This term shall mean the Village of Pentwater Planning Commission.”

Section 7. The definition of “Engineer” in Section 2.06 Definitions – E shall be revised to read in its entirety as follows:

“ENGINEER shall mean the person or firm appointed by the Village Council as the Engineer for the Village.”

Section 5. The definition of Garage in Section 2.08 Definitions – G which is applicable to the “Township Only” is hereby deleted.

Section 8. The definition of “Legislative Body” in Section 2.13 Definitions – L shall be deleted and all references in the zoning ordinance to the “Legislative Body” shall be revised to refer to the “Village Council” or the “Village Council of the Village of Pentwater.”

Section 9. The definition of “Master Plan” in Section 2.14 Definitions – M shall be amended to read in its entirety as follows:

“MASTER PLAN. The Master Plan currently adopted by the Village of Pentwater, including graphic and written materials, indicating the general location for streets, parks, schools, public buildings, and all physical development of the Village of Pentwater, and includes any unit or part of such plan and any amendment to such plan.”

Further, the last sentence in the definition of “Motel” shall be revised to read as follows: “A motel shall not include accessory uses, such as gift shops, restaurants and other similar uses.”

Section 10. The definition of “Medical Marihuana Business,” applicable only to the Township, is hereby deleted.

Section 11. The definition of “Township” in Section 2.20 Definitions – T is hereby deleted.

Section 12. Section 2.22 Definitions – V is hereby amended to add a definition of “Village Council,” which shall read in its entirety as follows:

“VILLAGE COUNCIL. The term “Village Council” shall mean the Village Council of the Village of Pentwater.”

Section 13. The definition of “Zoning Board of Appeals, or Board” in Section 2.25 Definitions – Z is hereby amended to read in its entirety as follows:

“ZONING BOARD OF APPEALS, OR BOARD shall mean the Zoning Board of Appeals of the Village of Pentwater.”

Section 14. Section 3.08 of the Zoning Ordinance is hereby amended to delete Section 3.08.D.2 in its entirety, and Section 3.08.D.3 shall be renumbered as Section 3.08.D.2.

Section 15. Section 3.08.I is hereby deleted.

Section 16. Section 3.10.B is hereby deleted and Section 3.10.C is hereby renumbered as Section 3.10.B.

Section 17. Section 3.19.D is hereby amended to read in its entirety as follows:

“This activity shall be regulated by the Village of Pentwater Ordinances Chapter 1460.”

Section 18. Section 3.23 is hereby deleted, and the section number is reserved.

Section 19. Section 3.24.B.9, subpart b, shall be amended to read in its entirety as follows:

“A detached accessory structure which is accessory to a single-family dwelling or duplex that has nonconforming setbacks may be demolished and a new accessory structure may be built in the same location; provided that the new accessory structure does not exceed fifteen (15) feet in height, or the height at which the structure was certified above fifteen (15) feet; and meets current building code requirements, and that the location of the non-conforming accessory structure is certified by the Zoning Administrator.”

Section 20. All references to the date of adoption of any Township provision shall be deleted.

Section 21. In Sections 6.04.E and 7.04.E, references to front yard setbacks and side yard setbacks in the Township are hereby deleted and only the Village setback shall be listed.

Section 22. In Section 8.04.B, the phrase “Waterfront properties located within the Village of Pentwater” shall be amended to “Waterfront properties.”

Section 23. Section 13.03.H is hereby deleted.

Section 24. Section 14.03.D.3.b shall be revised to read in its entirety as follows:

“The Village Council shall require that legal documents or contracts be prepared to the extent they involve the Village of Pentwater and are required as a result of the conditions contained in the final approval. Such contracts shall be recorded in the office of the Oceana County Register of Deeds.”

Section 25. Section 15.04.F.1 is hereby deleted, and Section 15.04.F.2 shall be revised to read in its entirety as follows:

“Requirements for care homes, child care centers, group day care homes and other care homes and facilities permitted as a special land use under Section 4.03.L (R-R District), Section 5.03.K (R-1 District), Section 6.03.H (R-2 District and Section 7.03.I (R-3 District). A facility of this type shall be permitted as a special land use if the following conditions are satisfied:”

Sections 15.04.F.2, F.3, F.4 and F.5 shall be renumbered as Sections 15.04.F.1 through F.4. Also, in renumbered Section 15.04.F.3, reference to “Section 15.04.E.2” shall be revised to read “Section 15.04.F.1” and in renumbered Section 15.04.F.4, reference to “Section 15.04.E” shall be revised to read “Section 15.04.F.”

Section 26. Section 15.04.P.1 subparts a and f shall both be amended to delete the words “Township or.”

Section 27. Section 15.04.P.9 shall be amended to delete the words “or Township” from the first sentence.

Section 28. Section 15.04.V.7.a shall be amended to replace the references to “Township” with “Village.”

Section 29. Section 15.04.DD is hereby deleted.

Section 30. Section 16.08.M shall be revised to delete the words “Township or.”

Section 31. Section 17.09.E shall be revised to delete “Township,”.

Section 32. The introductory paragraph of Section 18.02.A shall be amended to read in its entirety as follows: “The Zoning Board of Appeals of the Village of Pentwater shall consist of five (5) members appointed by the Village Council.”

Section 33. Section 18.02.A.1 shall be amended to replace the words “Township, as to the Township Zoning Board of Appeals, and in the Village, as to the Village Zoning Board of Appeals” with the word “Village.”

Section 34. Section 19.01 is hereby revised so that the first sentence shall read “The Zoning Ordinance previously adopted by the Village of Pentwater on May 9, 1994, and all amendments thereto, is hereby repealed.”

Section 35. Section 19.03.C is hereby amended to read in its entirety as follows:

“The civil fine for a municipal civil infraction shall be as noted in the Village of Pentwater Municipal Civil Infraction Ordinance.”

Section 36. Section 19.03.E is hereby revised to read in its entirety as follows:

“The Village Council, or its duly authorized representative, shall enforce the Ordinance. The provisions of the Ordinance shall be administered by the Zoning Administrator. The Village Council may, by its attorney, institute injunction, mandamus, abatement or other appropriate legal action or proceedings to prevent, enjoin, abate or remove any violation of this Ordinance. The Village President or the Building Official, Zoning Administrator or other Ordinance Enforcement Officer appointed by the Village is authorized to issue citations for violations of provisions of this Ordinance. Unless noted otherwise, violations shall be municipal civil infractions, if such person has reasonable cause to believe that an infraction has occurred, based upon personal observation or the report of a person who has allegedly witnessed the infraction.”

Section 37. Section 19.06.A is hereby amended to read in its entirety as follows:

“The Village Council shall establish fees by resolution for the administration of this Ordinance, including all proceedings and matters that may arise hereunder. A listing of current fees shall be available for review by the public during regular office hours at the Village offices. Such fees may be changed from time to time by resolution of the Village Council.”

Section 38. The first sentence of Section 19.08 is hereby revised to replace the words “Pentwater Community Master Plan, the Community of Pentwater” with the words “Village of Pentwater Master Plan, the Village of Pentwater,” and to replace the reference to “Pentwater Community” with the term “Village of Pentwater.”

Section 39. Section 19.09.A is hereby amended to read in its entirety as follows:

“The locations and boundaries of the zoning districts established within the Village shall be designated on a zoning map, known as the Village of Pentwater Zoning Map, which is hereby adopted and declared to be part of this Ordinance.”

Further, the Pentwater Community Zoning Map shall hereby be re-designated as the Village of Pentwater Zoning Map.

Section 40. Section 19.16.A is hereby amended to read in its entirety as follows:

“The Village Council shall appoint a Zoning Administrator. The Village Council may also appoint a Deputy Zoning Administrator authorized to act during periods of absence of the Zoning Administrator, and authorized to assist the Zoning Administrator with the responsibilities and powers granted to the Zoning Administrator. The Deputy Zoning Administrator shall have the same powers and authorities as the Zoning Administrator.”

Section 41. Section 19.18 is hereby revised to delete the sentence: “The effective date of this Zoning Ordinance for Pentwater Township is August 4, 1999.”

Section 42. Section 19.19.A is hereby revised to delete the words “or Township” and “, as applicable.”

Section 43. The last sentence of Section 19.19.B is hereby revised to read as follows:

“If the above-described 300-foot radius extends outside of the Village boundary, then notice must be provided within the 300-foot radius to all persons in the above-stated categories without regard to the boundary.”

Section 44. Effective Date. This ordinance shall become effective seven (7) days after its publication or seven (7) days after the publication of a summary of its provisions in a local newspaper of general circulation in the Village.

AYES: Members: _____

NAYS: Members: _____

ORDINANCE DECLARED ADOPTED.

Rande S. Listerman, Village Clerk
Village of Pentwater

STATE OF MICHIGAN)
) ss.
COUNTY OF OCEANA)

I hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the Village Council of the Village of Pentwater at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

Rande S. Listerman, Village Clerk
Village of Pentwater

PUBLIC NOTICE

Village of Pentwater

County of Oceana, Michigan

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of the Village of Pentwater will hold a public hearing on January 17, 2018, at 7:00 p.m., at the Village Hall, 327 S. Hancock Street, Pentwater, Michigan, to hear and consider comments regarding a proposed amendment to the Village's Zoning Ordinance. The principal provisions of the proposed amendment include the addition of a new definition of "Medical Marihuana Facility" in Section 2.14 and a new Section 3.36 which would prohibit Medical Marihuana Facilities to be licensed within the Village, in accordance with Act 281 of the Public Acts of Michigan of 2016.

The proposed Zoning Ordinance amendment is available for review at the Village offices at the above-stated address. All interested persons may attend the public hearing and comment on the proposed amendment. Written comments may be submitted to the Village offices, at the above-stated address, up to and including the time of the public hearing.

Dated: December 21, 2017

**PLANNING COMMISSION OF THE
VILLAGE OF PENTWATER**

042 12/28/17 P. 48.

VILLAGE OF PENTWATER
COUNTY OF OCEANA, MICHIGAN

At a regular meeting of the Village Council of the Village of Pentwater, held at the Village Hall, 327 S. Hancock Street, Pentwater, Michigan, on the ____ day of _____, 2018, at 7:00 p.m.

PRESENT: Members: _____

ABSENT: Members: _____

The following ordinance and preamble were offered by Member _____ and supported by Member _____:

ORDINANCE NO. _____

AN ORDINANCE to amend the Village of Pentwater Zoning Ordinance

[Defining and Prohibiting Medical Marihuana Facilities]

THE VILLAGE OF PENTWATER ORDAINS:

Section 1. **Definition – Medical Marihuana Facility.** Section 2.14 Definitions – M of the Village’s Zoning Ordinance is hereby amended to add the definition of “Medical Marihuana Facility,” which shall read in its entirety as follows:

Medical Marihuana Facility. A medical marihuana facility is a grower, processor, secure transporter, provisioning center or safety compliance facility, as defined under the Medical Marihuana Facilities Licensing Act, being Act 281 of the Public Acts of 2016.

Section 2. **Prohibition of Marihuana Facilities within the Village.** New Section 3.36 shall be added to the Village’s Zoning Ordinance. Section 3.36 shall read in its entirety as follows:

SECTION 3.36 PROHIBITION OF MEDICAL MARIHUANA FACILITIES WITHIN THE VILLAGE

The Village of Pentwater does not authorize or permit medical marihuana facilities, also known as marihuana facilities, and intends hereby to prohibit such facilities from being operated or located within the Village to the maximum extent permitted under the Michigan Medical Marihuana Act and the Medical Marihuana Facilities Licensing Act (Act 281 of the Public Acts of 2016). No provision of this ordinance shall be construed as implicit or explicit permission or authorization by the Village to operate or locate a marihuana facility within the Village. For purposes of this Section, the words and phrases contained herein shall have the same meaning as set forth in the Medical Marihuana Act, the Medical Marihuana Facilities Licensing Act, other state statutes regulating marihuana and the regulations adopted under such statutes by the State of Michigan Department of Community Health.

Section 3. Effective Date. This ordinance shall become effective seven (7) days after its publication or seven (7) days after the publication of a summary of its provisions in a local newspaper of general circulation in the Village.

AYES: Members: _____

NAYS: Members: _____

ORDINANCE DECLARED ADOPTED.

Rande S. Listerman, Village Clerk
Village of Pentwater

STATE OF MICHIGAN)
) ss.
COUNTY OF OCEANA)

I hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the Village Board of the Village of Pentwater at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

Rande S. Listerman, Village Clerk
Village of Pentwater



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ZONING ADMINISTRATOR'S REPORT

January 2, 2018

The following is a summary of activity conducted by the Office of the Zoning Administrator in December, 2017.

Code Enforcement

Nothing outstanding at this time.

Planning Commission

The Planning Commission met on December 20, 2017 to hold its regular meeting where they:

- Held a public hearing to consider a Zoning Ordinance amendment regarding reducing the number of ZBA members from 7 to 5. Further PC discussion produced a recommendation to the Village Council to approve the amendment. This item will be covered elsewhere in your agenda packet.
- Discussed Chapters 3 and 4 of the 2015 Master Plan Update and discussed individual Planning Commissioner assignments for the subject areas of:
 - Waterfront Community – Bruce Koorndyk;
 - Garden Community – Kirstin McDonough?;
 - Arts Community – Paul Anderson ;
 - Historic Heritage – Ron Christians ;
 - Downtown Economy – Mark Benner; and,
 - Complete Streets – Michelle Angell - Powell
- The Planning Commission and I will be preparing a formal announcement and launch of the Downtown Pentwater Plan later in the month of January.
- I also introduced Zoning Ordinance amendments regarding separating the Village of Pentwater from the Pentwater Community Zoning Ordinance and another amendment regarding the prohibition of Medical Marihuana Facilities within the Village.
- Lastly, the PC passed a resolution for its 2018 meeting schedule.

Zoning Board of Appeals

The Zoning Board of Appeals did not meet in December, 2017.

Zoning Permits

The following Zoning Permit was issued in December, 2017.

1. 48 Wheeler Drive – Unit No. 48 in the Lites Woods Condominium for a new single-story house of approximately 1792 sq. ft. with an attached garage.

I will provide an annual report of Zoning Permits issued for the February Village Council Packet.

Sincerely,

Keith J. Edwards

Keith Edwards
Zoning Administrator