



## 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 – February 15, 2017

Chairperson Christians called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 7:05 pm with the Pledge of Allegiance.

### ROLL CALL

**Present:** Ron Christians, Michelle Angell-Powell (arrived at 7:20 pm), Mark Benner, Bruce Koorndyk, & Paul Anderson

**Absent:** Kirstin McDonough

**Staff Present:** Keith Edwards, Zoning Administrator

### APPROVAL OF AGENDA

**Motion** by Koorndyk, second by Anderson to approve the Agenda as amended, to move New Business ahead of old business to allow the applicant to leave the meeting prior to the discussion of the Old Business.

Voice Vote: Aye: 4                      Nay: 0                      Absent: 1                      **Motion carried.**

### APPROVAL OF REGULAR MINUTES

**Motion** by Benner, second by Koorndyk to approve the January 18, 2017 regular meeting minutes as presented.

Voice Vote: Aye: 4                      Nay: 0                      Absent: 1                      **Motion carried.**

### PUBLIC COMMENTS ON AGENDA ITEMS

None

### COMMITTEE/DEPARTMENT REPORTS

#### A. Zoning Administrator

Edwards reported that no Zoning Permits had been used thus far for January 2017.

#### B. Zoning Board of Appeals

No meeting. No report.

### NEW BUSINESS

#### A. 336 N. Rush Street – Expansion of Non-Conforming Building – Front Setback

The owner of 336 N. Rush Street, Robin Reser-Martens is proposing a single story 1,152 sq. ft. addition (approx.) the circa 1880's farm house. The proposed addition consists of a bedroom, bathroom with laundry (approx. 576 sq. ft.) and a 24 ft. x 24 ft. attached. The existing 22 ft. x 24 ft. detached garage is proposed to remain on the property.

The existing home is situated on the east side of Rush Street, south of Hanover Street on an interior lot comprised of lots 9 and 10 of Block 3 of Cobb's Addition to the Village of Pentwater. The property is located within the R-2, Single Family Residential Zoning District, and contains approximately 30,000 sq. ft.

The home has an existing front setback of 11 feet on Rush Street where 17 feet is required. The owner proposes to construct the addition with a 12 ft. front setback to Rush Street and a 24 ft. side setback to the north lot line. The rest of the existing home will remain as is, with a 10 ft. side setback existing to the south and retaining the approximately 180 foot setback to the rear lot line. The proposed addition will be located approximately 50 ft. from the nearest portion of the existing detached garage. The proposed addition does not exceed the maximum building height requirements of 35 feet. Lastly, the proposed addition will not cause the lot coverage to exceed 50% of the lot area in accordance with Section 6.04.E of the Zoning Ordinance.

**With the addition of the proposed garage, the allowable gross floor area (GFA) of accessory buildings as described in Section 3.08.D.1.b would be exceeded.** The existing GFA of the existing garage is 528 sq. ft., and the GFA of the proposed attached garage is 576 sq. ft., for a total of 1,104 sq. ft.

The Planning Commission reviewed the standards for consideration as listed in Section 3.24.B of the Zoning Ordinance. The applicant offered to reduce the size of the attached garage in order to comply with Section 3.08.D.1.b of the Zoning Ordinance.

**Motion** by Benner, seconded by Anderson to approve the proposed addition to 336 N. Rush Street with the following conditions:

1. The applicant will redesign the proposed addition or otherwise comply with Section 3.08.D.1.b of the Zoning Ordinance for the allowable area of accessory buildings;
2. The Planning Commission approves the proposed addition to exceed the 50% allowance in accordance with Section 3.24.B.1.d.; and,
3. The front setback of the proposed addition meets the requirements of Section 3.24.B.8 of the Zoning Ordinance with the proposed 12 ft. front setback as shown on the survey.

Vote on the motion: The motion was approved unanimously, 4 to 0.

**OLD BUSINESS**

**A. Discussion of the Comprehensive Planning Process**

The Planning Commission review the memorandum dated February 14, 2017 from Zoning Administrator Keith Edwards. Edwards will provide a presentation of the practice of planning at the next meeting. No action required by the Planning Commission

**B. Discussion of Zoning Ordinance Amendments**

The Planning Commission review the memorandum dated February 14, 2017 from Zoning Administrator Keith Edwards. Edwards will introduce Zoning ordinance amendments pursuant to the outline in his memo at the next meeting. No action required by the Planning Commission.

**COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS**

None.

**ADJOURNMENT**

Christians adjourned the meeting at 8:40 p.m.

Respectfully Submitted,

  
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Keith Edwards  
Zoning Administrator

2/24/17  
Date

Approved by the Planning Commission on April 19, 2017