



# VILLAGE OF PENTWATER

## Planning Commission

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

### Regular Meeting Minutes – March 22, 2022

Chairperson Bruce Koorndyk called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 6:03 pm, in-person at Park Place, 310 N. Rush Street, Pentwater, with the Pledge of Allegiance. The regularly scheduled February 22, 2022 meeting of the Planning Commission was cancelled due to inclement weather.

#### ROLL CALL

**Present:** Bruce Koorndyk, Mary Temple, Ron Stoneman, Michelle Angell-Powell and Amy Roberson.

**Absent:** Paul Anderson and Chris Conroy.

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

#### APPROVAL OF AGENDA

**Motion** by Angell-Powell, second by Stoneman to approve the agenda as presented.

Voice Vote: Aye: 5      Nay: 0      Absent: 2      Motion passed.

#### APPROVAL OF REGULAR MEETING MINUTES

**Motion** by Angell-Powell, second by Roberson to approve the January 25, 2022, regular meeting minutes.

Voice Vote: Aye: 5      Nay: 0      Absent: 2      Motion passed.

#### PUBLIC COMMENTS FOR ITEMS ON THE AGENDA - None

#### PUBLIC HEARING - None

#### OLD BUSINESS - None

#### NEW BUSINESS

##### A. 77 Park Street – Request to expand a nonconforming accessory building.

Zoning Administrator Keith Edwards gave a summary of his staff report on the applicant's request to expand the existing detached accessory building by 4 feet toward the south lot line. The existing building is nonconforming because it is located within 4 feet of the west property line where 6 feet is required. Mr. Edwards reported that the proposed expansion does not exacerbate the

nonconforming setback on the west side and all other relevant portions of the Zoning Ordinance are met with the applicant's proposal.

**Motion** by Angell-Powell, second by Stoneman to approve the proposed 4-foot expansion to the detached accessory building at 77 Park Street.

Voice Vote: Aye: 5      Nay: 0      Absent: 2      Motion passed.

## **B. Future Land Use Discussion.**

Zoning Administrator Keith Edwards provided an overview of the responses, that Planning Commissioners made to a questionnaire he developed regarding proposed land uses dated January 25, 2022. Planning Commissioners discussed those responses and added additional comments based on that discussion of existing development patterns, infrastructure, and proximity to other land uses. The discussion focused on three general areas of the Village including Chester Street north of the Township limits; Mears State Park and the area north of Park Street to the Township limits; and, The Village Core – south of Park Street to Pentwater Lake and Victoria Street.

A summary of the major suggestions for future land use for each area is provided below:

- Chester Street north of the Township limits:
  - The consensus was to leave the plats of Oceana Beach and Garrison Park as is for now.
  - Medium Density Residential (MDR) uses remain appropriate for the area.
  - No High Density Residential (HDR), multiple family, commercial or industrial are recommended for this area.
  - The area could be considered for municipal sanitary sewer or water services in the future, especially if such services become available in the Township in the future.
  - The end of Manchester Street should be considered for conservation and erosion improvements as it terminates at Pentwater Lake.
  - Chester Street Park could be improved with updated restrooms and the acquisition of property to consider creating a shoreline pathway adjacent to Pentwater Lake.
  
- Mears State Park and the area north of Park Street to the Township limits:
  - The critical dune areas north of Park Street and west of Hancock Street should remain classified within the Low Density Residential (LDR) area.
  - The HDR areas should be redrafted to remove property owned by Pentwater School and used primarily for athletic purposes to be

reclassified as Public / Semi-Public. Additional area could be considered for adding to the HDR, including “missing middle housing” in proximity to Pentwater School, areas where available utilities exist and are close to Park Street. Such HDR areas could also be considered for mixed-use multiple family housing, a senior community and a possible tiny home community east of North End Park.

- LDR uses should be considered for areas without sewer and water utilities, which also may have some wetlands north of Sands Street.
  - A skatepark, and other recreational opportunities should be considered for North End Park.
  - Sidewalks should be put in place throughout this area.
  - Sanitary sewer and municipal water utilities should be considered for extension into this area.
- The Village Core – south of Park Street to Pentwater Lake and Victoria Street:
    - Considering the area east of Clymer St. and north of Pine Creek, Planning Commissioners had mixed ideas as to whether this area should remain as MDR or changed to LDR. Sanitary sewer and water services are available primarily along Second and Park Street only, and Pine Creek with its associated floodplain bisect the area from west to east. One Planning Commissioner suggested a that a linear park be planned adjacent to Pine Creek.
    - Planning Commissioners suggested that areas adjacent to the proposed HDR uses proposed by Pentwater Township could be considered for HDR including vacant lots adjacent to Hancock Street and the Pentwater Wire Factory. HDR could also be planned for areas north of Fifth Street and east of Clymer St.
    - “Missing middle housing” which is housing between large single family lots and urban sized apartments such as duplexes, triplexes and quadplexes could also be considered for the area north of Fifth Street and east of Clymer Street; between Sixth Street and Fourth Street adjacent to Pentwater Wire and perhaps in certain other areas within the Village Core. Mr. Edwards suggested that incremental development of this type may be preferred as existing residents may be concerned about changes in property value.
    - On the topic of “tiny houses”, Planning Commissioners suggested that such dwellings could be clustered as a cottage community; should have definitive regulations, can be a size of from 400 to 700 sq. ft. in area; and suggested that perhaps in close proximity to the school and perhaps on the Old Nickerson Inn property may be appropriate.
    - Accessory Dwelling Units (ADUs) should be considered but allowed only with restrictions and regulated to minimize weekly rentals.
    - Downtown Parking could be addressed with the placement of off-street parking lots on secondary streets (numbered streets), behind businesses or the west end of the Village Green and not allowed on

- Hancock Street. A parking garage may be possible on the site of the Pentwater Wire Factory.
- Commercial uses could be expanded from the main artery along Hancock Street one or two blocks east to Carroll east to include the old Pentwater Wire Factory and south to Sixth Street. There was also a suggest to add docks at the road ends at Pentwater Lake to accommodate food trucks, such as at the end of Third & Fourth Streets west of Hancock.
  - A boutique hotel should be considered for the Downtown Pentwater Area with space for weddings and special events. Possible sites include the Old Town Hall, Nickerson Inn Property, old Pentwater Wire Factory and the former Chamber and Police Station offices property with existing parking lot.
  - Planning Commissioners recommended removing the Industrial future land use category from the Pentwater Wire factory location and suggested uses such as HDR with parking, Commercial, senior housing, multi-generational housing and mixed uses for the property.
  - It was also suggested that any property adjacent to Pentwater Lake that becomes available should be acquired for public use and where possible alleys should be used for servicing retail uses and pathways.

## **COMMITTEE/DEPARTMENT REPORTS**

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

**B. Zoning Board of Appeals** – The Zoning Board of Appeals did not meet in February 2022.

**PUBLIC COMMENTS: None**

**COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS - None**

## **ADJOURNMENT**

Motion by Angell-Powell, second by Stoneman to adjourn the meeting at 7:43 pm.

Voice Vote: Aye: 5    Nay: 0    Absent: 2    Motion passed.

Respectfully Submitted,  
Keith Edwards, Zoning Administrator

March 28, 2022

Approved by the Village of Pentwater Planning Commission on April 26, 2022.