



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 23, 2021

Chairperson Bruce Koorndyk called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 6:00 pm, via Zoom, with the Pledge of Allegiance.

ROLL CALL

Present: Bruce Koorndyk, Paul Anderson, Mary Temple, Chris Conroy, Amy Roberson, and Ron Stoneman (joined at 6:12 pm).

Absent: Michelle Angell-Powell.

Staff Present: Keith Edwards, Zoning Administrator.

APPROVAL OF AGENDA

Motion by Temple, second by Conroy to approve the Agenda as presented.

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

APPROVAL OF REGULAR MEETING MINUTES

Motion by Temple, second by Roberson to approve the February 23, 2021 regular meeting minutes.

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

PUBLIC COMMENTS - None

PUBLIC HEARING - Proposed Zoning Ordinance Amendments to Sections 6.04.E and 7.04.E for waterfront setbacks.

Chairperson Bruce Koorndyk opened the public hearing at 6:05 pm. No member of the audience wanted to speak on the proposed amendment. Chairperson Koorndyk closed the public hearing at 6:06 pm.

OLD BUSINESS:

- A. **Consideration for Zoning Ordinance Amendments to Sections 6.04.E and 7.04.E for waterfront setbacks.**

The Zoning Ordinance amendment prepared by the Village Zoning Attorney Mark Van Allsburg seeks to reiterate the required waterfront setback as given in Section 3. within the R2, Single Family Residential District (Section 6.04.E) Regulations, and R3, Multiple Family Residential District (Section 7.04.E) Regulations for the purpose of providing clarity within the Zoning Ordinance. Page 2 of 4

Motion by Conroy, second by Anderson to recommend the Village Council consider adoption of the proposed amendment to Section 6.04.E and 7.04.E for waterfront setbacks.
Voice Vote: Aye: 5 Nay: 0 Absent: 2 Motion passed.

NEW BUSINESS:

A. Discussion Only – Cottages at Lites Woods PUD – Proposed Amendment to the PUD.

The current owner of the property encompassed by the Cottages of Lites Woods PUD seeks to remove vacant property from the PUD and rezone the vacant property from PUD to R2, Single Family Residential. Finding that the Zoning Ordinance is somewhat vague with respect to whether the proposed change is major or minor according to proposal to the Planning Commission for discussion purposes only. The intent is to allow the Planning Commission to inform the Zoning Administrator as to whether the proposal to remove property from the PUD, reducing the area within the PUD to less than 20 acres, is major or minor.

The property owner is represented by Thomas Amon of Warner Norcross and Judd PC of Grand Rapids and Jack Barr, P.E. of Nederveld, an architectural and engineering firm also in Grand Rapids, Michigan.

Jack Barr informed the Planning Commission that Nederveld was the applicant for the original Lites Woods PUD, which was approved as a Residential Cluster Development, whereby all open space requirements and amenities such as the clubhouse and pool have already been constructed. The vacant property left and proposed to be removed from the PUD are on both sides of the unimproved Victoria Street, east of the Cottages of Lites Woods Condominium that contains the developed portion of the Lites Woods PUD.

Comments from Planning Commissioners:

Chris Conroy finds that because the area proposed to be removed from the PUD is significant that the change is major and should not be allowed to reduce the size of the PUD to less than 20 acres according to Section 14.04.5.a.

Mary Temple asked why the proposed change is requested, and the response from Thomas Amon is that the property was no longer marketable.

Bruce Koorndyk asked about the property where Consumer's Power has easements for powerlines, and Jack Barr commented that the area encompassed by the powerlines can be made smaller across those properties now that the work is completed. Bruce agreed that the proposal to remove area from the PUD is major.

Paul Anderson agreed that the proposed change is major rather than minor, as did Amy Roberson and Ron Stoneman. (Ron Stoneman arrived at the meeting at 6:12 pm).

Planning Commissioners also made comments regarding the on-going master plan process and the needs identified by the Community such as affordable housing for aged young families and seasonal workers.

Mary Temple identified that there is a lack of affordable housing within the community where perhaps development with duplexes or fourplexes may help meet community needs for attainable housing.

Chris Conroy commented that the goal to the aged may include the ability to age in place and continuum of care facilities for the community's aging population. Paul Anderson agreed.

Ron Stoneman would like to see school aged children walking to school.

Bruce Koorndyk commented that the Planning Commission would be willing to work collaboratively with the applicants toward an improved design for the vacant property that would contribute to more diverse housing opportunities on the site and for the community.

COMMITTEE/DEPARTMENT REPORTS

- A. Zoning Administrator** – Mr. Edwards' written report was accepted by the Planning Commission.
- B. Zoning Board of Appeals** – No ZBA meeting was held in February 2021.
- C. Master Plan Steering Committee** – Chris Conroy stated that progress was being made on the Master Plan document and some of the identified issues. The Committee is looking forward to discussing the maps, land use and placemaking opportunities.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS – None.

PUBLIC COMMENTS - None.

ADJOURNMENT - The meeting was adjourned by Chairperson Bruce Koorndyk at 6:56 PM.

Respectfully Submitted,
Keith Edwards, Zoning Administrator

March 30, 2021

Approved by the Village of Pentwater Planning Commission on April 27, 2021.