



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 – April 23, 2019

Chairperson Ron Christians called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 6:00 pm, with the Pledge of Allegiance.

ROLL CALL

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

Absent: None.

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

APPROVAL OF AGENDA

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

Voice Vote: Aye: 7 Nay: 0 Absent: 0 Motion passed.

APPROVAL OF REGULAR MINUTES

Motion by Angell-Powell, second by Koorndyk to approve the March 26, 2019 regular meeting minutes as amended.

Voice Vote: Aye: 7 Nay: 0 Absent: 0 Motion passed.

PUBLIC COMMENTS - None

PUBLIC HEARING - None

OLD BUSINESS

A. Report from the Pentwater Visioning Team – Rand Gee

Rand Gee gave a summary report of the activities of the Vision Team, whose latest meeting was earlier today, for long-term planning including: future selection of at-large members and a communications strategy; refinement of the planning process and the upcoming meeting Community Focus Groups and Town Hall meetings to be facilitated by Julie Hales-Smith funded in part by the Community foundation of Oceana County. The next Vision Team meeting is scheduled for May 7, 2019.

NEW BUSINESS

A. Request for approval for a screen porch addition to the existing detached accessory building (garage) at 85 E. First Street.

Zoning Administrator Keith Edwards presented a request from Steve Bass of 85 E. First Street to construct a screen porch addition to the nonconforming detached garage (detached accessory building) on the property. The garage is nonconforming because it is placed within 9 feet of the front property line along Carroll Street, where the required setback is 17 feet. Staff's recommendation was to approve the proposed screen porch addition subject to removal of the proposed cupola, which exceeded the height requirements of 18 feet.

Motion by Angell-Powell, second by McDonough to approve the screen porch addition to the garage of 85 E. First Street with the condition that the proposed cupola be removed from the plans.

Voice Vote: Aye: 7 Nay: 0 Absent: 0 Motion passed.

B. Consideration for a Zoning Ordinance Update.

Staff presented a letter and draft update of the Zoning Ordinance from Attorney Mark Van Allsburg who has been working with Zoning Administrator Keith Edwards on an update to the Zoning ordinance which addresses many issues within the Zoning Ordinance including typographical errors, grammatical corrections, recent legislative changes, changes recommended as a result of case law and recent discussions with the Planning Commission concerning the Waterfront Zoning District and select changes to the Definitions of Chapter 2 and the Special Land Use provisions of Chapter 15. There are still other areas to be addressed such as the provisions of commercial districts, recreational marijuana, PUDs, signs, small wireless facilities and natural resources extraction. is proposing to move the Conditional Rezoning provisions of Section 19.20 et. Seq. to a new chapter, Chapter 20, which would also contain standards for consideration of any zoning map changes and text changes. Planning Commissioners have been asked to review the proposed changes and work with Staff at the next meeting to consider the required statutory process for amending the document.

COMMITTEE/DEPARTMENT REPORTS

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

B. Zoning Board of Appeals – No meeting in March, 2018.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS

Chairman Christians and Planning Commissioners thanked Rand Gee for his service to the Planning Commission as he will be moving to the Seattle, Washington Area in May, 2019.

PUBLIC COMMENTS

Village Manager spoke on the importance of diversifying the local economy as it relates to the ability of the Village to seek bonds to raise funds for public infrastructure. Standard & Poors has given the Village of Pentwater a very favorable view as a community that is financially stable and well managed.

ADJOURNMENT - The meeting was adjourned by Chairperson Ron Christians at 7:09 PM.

Respectfully Submitted,
Keith Edwards, Zoning Administrator

April 30, 2019

Approved by the Village of Pentwater Planning Commission on May 28, 2019.