



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 – April 26, 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.

ROLL CALL

Present: Bruce Koorndyk, Mary Temple, Chris Conroy, Ron Stoneman, Paul Anderson and Amy Roberson.

Absent: Michelle Angell-Powell and Amy Roberson.

Staff Present: Keith Edwards, Zoning Administrator and Kate Anderson, Village Deputy Clerk/Treasurer.

APPROVAL OF AGENDA

Motion by Stoneman, second by Anderson to approve the agenda as presented.

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

APPROVAL OF REGULAR MEETING MINUTES

Motion by Conroy, second by Temple to approve the March 22 2022, regular meeting minutes.

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

PUBLIC COMMENTS FOR ITEMS ON THE AGENDA – No public was present at the meeting. Zoning Administrator Keith Edwards introduced Kate Anderson to the Planning Commission as she is expected to be appointed as the new Zoning Administrator later this year.

PUBLIC HEARING - None

OLD BUSINESS - None

NEW BUSINESS

A. 375 W. Lowell – Request to expand nonconforming principal building (house).

Chairperson Koorndyk asked Zoning Administrator to give the highlights of his report regarding the proposed 24 ft. x 21 ft. addition onto the existing nonconforming home and lot at 375 W. Lowell St., a.k.a. Parcel No. 64-044-430-430-006-00. The existing home is located within 1.2 feet of the front lot line adjacent to Mears St. upon the nonconforming lot size of 5,000 sq. ft.

The proposed expansion will not further exacerbate the existing 1.2 ft. setback where 17 feet is typically required, and will meet all other requirements of the Zoning Ordinance including the maximum 50% impervious surface requirement if the private sidewalk adjacent to the east side of the home is removed and replaced with appropriate soil and turf.

Motion by Temple, second by Stoneman to approve the 24 ft x 21 ft addition to the home as shown with the 1.2 ft. setback adjacent to the Mears Street right-of-way with the condition that the existing sidewalk parallel to the east side of the home be removed.

Roll Call Vote: Aye: 5 Temple, Anderson, Stoneman, Conroy, & Koorndyk
Nay: 0 Absent: 2 Motion passed.

B. Discussion – Planning Commissioner comments on first four chapters of the Draft Master Plan.

Planning Commissioners discussed the use of the terms “value” vs. “principle” and “champion” vs. “ambassador”; decided to apply comparative statistical information regarding the state and county when reviewing the demographic section of the plan; consider separate Township and Village statistics as well as combined statistics; discussed the terms “grow” and “learn”; and concluded their review with a discussion of internet infrastructure. Chris Conroy will edit the demographic/statistical information based on the discussion.

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 March, 2022.

PUBLIC COMMENTS: No public was present at the meeting.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS - None

ADJOURNMENT

Motion by Stoneman, second by Conroy to adjourn the meeting at 7:05 pm.

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

Respectfully Submitted,
Keith Edwards, Zoning Administrator

May 2, 2022

Approved by the Village of Pentwater Planning Commission on May 24, 2022.