



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 27, 2021

Chairperson Bruce Koorndyk called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 6:02 pm, in-person at Park Place, 310 N. Rush Street, Pentwater, with the Pledge of Allegiance.

ROLL CALL

Present: Bruce Koorndyk, Michelle Angell-Powell, Mary Temple, Chris Conroy, Amy Roberson, and Ron Stoneman (arrived at 6:07 pm).

Absent: Paul Anderson

Staff Present: Keith Edwards, Zoning Administrator.

APPROVAL OF AGENDA

Motion by Angell-Powell, second by Temple 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 March 23, 2021 regular meeting minutes.

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

PUBLIC COMMENTS - None

PUBLIC HEARING - None

OLD BUSINESS – None

New Business:

A. Review of Proposed Nonconforming Building Improvement – 15 Channel Lane.

The new owners of 15 Channel Lane, Craig & Alexis Morley seek to extend the existing roof-top deck to the south building wall and add decorative brackets to the south and east exterior walls of the home. The existing home is nonconforming with respect to the front setback and west side setback. According to Zoning Administrator Keith Edwards, the proposed extension will not exacerbate the existing nonconforming situations and will not create any new nonconformities.

Motion by Angell-Powell, second by Roberson to approve the proposed improvements to the nonconforming home at 15 Channel Lane.

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

B. Review of Proposed Nonconforming Building Improvement – 217 S. Wythe.

The of 217 S. Wythe seeks to add 2ft. 4 inches to the height of their existing (detached) accessory building (shed) which is nonconforming with respect to the setback from the house and south property line. The height of the shed will be no more than 13 feet when completed, even though 15 feet is allowed according to Zoning Administrator Keith Edwards.

Motion by Angell-Powell, second by Temple to approve the proposed improvement to the nonconforming detached accessory building at 217 S. Wythe St.

Voice Vote: Aye: 6 Nay: 0 Absent: 1 (Ron Stoneman arrived at 6:07 pm)
Motion passed.

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 6:48 PM.

Respectfully Submitted,
Keith Edwards, Zoning Administrator

April 29, 2021

Approved by the Village of Pentwater Planning Commission on May 25, 2021.