



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 – May 17, 2017

Chairperson Christians called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 7:01 pm with the Pledge of Allegiance.

ROLL CALL

Present: Ron Christians, Michelle Angell-Powell, Mark Benner, Bruce Koorndyk, & Paul Anderson

Absent: Kirstin McDonough (excused)

Staff Present: Keith Edwards, Zoning Administrator

APPROVAL OF AGENDA

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

Voice Vote: Aye: 5 Nay: 0 Absent: 1 **Motion carried.**

APPROVAL OF REGULAR MINUTES

Motion by Anderson, second by Angell-Powell to approve the April 19, 2017 regular meeting minutes as presented.

Voice Vote: Aye: 5 Nay: 0 Absent: 1 **Motion carried.**

PUBLIC COMMENTS ON AGENDA ITEMS - None

COMMITTEE/DEPARTMENT REPORTS

A. Zoning Administrator

Edwards reported that only three Zoning Permits had been used since the last Planning Commission meeting, for a shed, deck and a front porch.

Motion by Anderson, second by Benner to approve the Zoning Administrator's written report as presented.

Voice Vote: Aye: 5 Nay: 0 Absent 1 **Motion carried.**

B. Zoning Board of Appeals

No meeting. No report.

OLD BUSINESS - None

NEW BUSINESS

A. Proposed Improvements to Nonconforming Building – 424 S. Chester Street

The Planning Commission reviewed the request to remove an existing deck and construct a 141 sq. ft. addition on the north side of the non-conforming home. The home is non-conforming because it is located within the platted portion of the Chester Street right-of-way. The proposed addition would increase the existing building area by 11% and it meets the setback requirements, and will not exacerbate the existing non-conforming impervious surface requirement of 91% of the lot area.

Motion by Angell-Powell, second by Anderson to approve the addition to the nonconforming home for 424 S. Chester Street.

Voice Vote: Aye: 5 Nay: 0 Absent 1 **Motion carried.**

B. Proposed Improvements to Nonconforming Building – 85 Mears (a.k.a. 174 Channel Lane)

The Planning Commission reviewed the request to demolish the existing two-story garage and existing decking in order to construct a 1,372 sq. ft. addition on the north side of the non-conforming home. The home is non-conforming because it has a 5 ft. setback to the right-of-way of Mears Street where 17 ft. is required and a 10 ft. setback to Channel Lane where 17 ft. is required. The proposed addition would increase the existing building area by 99% and all of the new construction meets the existing setback requirements including the lot coverage requirement. The reason that the existing setback requirements can be met is because additional land was acquired in 2016 with a lot combination and division of 141 Channel Lane

Motion by Angell-Powell, second by Anderson to approve the addition to the nonconforming home for 85 Mears Street.

Voice Vote: Aye: 4 Nay: 1 Absent 1 **Motion carried.**

PUBLIC COMMENTS

Rand Gee, 416 N. Rush Street reminded the Planning Commission to keep the long range planning and zoning items on the radar.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS

None.

ADJOURNMENT

Christians adjourned the meeting at 7:41 p.m.

Respectfully Submitted,



Keith Edwards
Zoning Administrator

May 23, 2017
Date

Approved by the Village of Pentwater Planning Commission on June 21, 2017.