



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 – May 24, 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, Amy Roberson, Michelle Angell-Powell, Chris Conroy, Paul Anderson and Amy Roberson.

Absent: Ron Stoneman.

Also Present from the Township Planning Commission: Tony Monton, Paula DeGregorio, Terry Cluchey, Peter Zangara, Patrick Hooyman, John (Buz) Graettinger and Heather Douglas.

Absent from the Township Planning Commission: None.

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

APPROVAL OF AGENDA

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

Voice Vote: Aye: 6 Nay: 0 Absent: 1 Motion passed.

APPROVAL OF REGULAR MEETING MINUTES

Motion by Conroy, second by Temple to approve the April 26, 2022, regular meeting minutes.

Voice Vote: Aye: 6 Nay: 0 Absent: 1 Motion passed.

PUBLIC COMMENTS FOR ITEMS ON THE AGENDA:

Norm Shotwell of 474 E. First Street stated that he is in support of the idea of a boutique hotel for the former Community Building at 327 S. Hancock St.

Jay (John) Sherston stated that he is the proposed owner of the boutique hotel and is in attendance at this meeting to answer any questions.

PUBLIC HEARING - None

OLD BUSINESS - None

NEW BUSINESS

A. 327 S. Hancock – Zoning Analysis Discussion of the proposed sale of the former Community Building owned by the Village and Township of Pentwater.

The Chairperson of the Village of Pentwater Planning Commission, Bruce Koorndyk and the Chairperson of the Pentwater Township Planning Commission, Tony Monton called a joint meeting to discuss a Zoning Analysis of the property known as 327 S. Hancock St. 327 S. Hancock St. was the building that previously held the government offices of the Village and Township of Pentwater respectively. The Zoning Analysis was requested as a result of the proposed sale and redevelopment of the former Community Building and was submitted in written form by the Zoning Administrator, Keith Edwards.

The proposed purchase agreement stated that the site – 327 S. Hancock was to be redeveloped for a bar and restaurant on the first floor, 30 to 40 hotel rooms on the second and third floors, with residential condominiums on the fourth floor. The April 17, 2022, proposed purchase agreement did not specify the number of residential condominiums proposed for the fourth floor.

Mr. Edwards was asked to summarize the Zoning Analysis dated May 19, 2022, as follows:

- The land use concept of a mixed-use building containing commercial and residential units is desirable;
- The land use concept of a downtown hotel is also desirable but may require additional consideration for certain Zoning Ordinance provisions such as building height and parking requirements which may limit the use of the subject property based on what it described within the April 17, 2022, purchase agreement;
- The Village Planning Commission should consider Zoning Ordinance amendments that would evaluate, clarify and reconcile “Multiple Family” and “Residential dwellings accessory to commercial and office uses” for Downtown Pentwater.
- The Village Planning Commission may wish to evaluate and consider Zoning Ordinance amendments for parking requirements for hotels and other uses, as well as how those requirements may be fulfilled;
- The Village Planning Commission may wish to consider Zoning Ordinance amendments for building height in certain Zoning Districts, including those in “Downtown Pentwater”;
- The ability to be able to review a site plan, floor plans and building elevations and design is also desirable;

- At least one public hearing at the Village Planning Commission is required to take public comment regarding the special land uses proposed;
- Site plan review is required for development or redevelopment of the subject property;
- The Village Planning Commission cannot comment at this time regarding a future Brownfield Application or the use of public property within the Village of Pentwater for parking, including on-street parking; and,
- A liquor license for the proposed bar may also require approval of the Village Council.

Motion by Graettinger (Twp.), seconded by Hooyman (Twp.) that the Township Planning Commission adopt the Zoning Analysis prepared by Mr. Edwards and forward the report to the Township Board of Trustees for consideration. All Ayes and the motion passed, 7 Ayes, and 0 Nays.

Motion by Angell-Powell (Village), Second by Temple (Village) that the Village Planning Commission adopt the Zoning Analysis prepared by Mr. Edwards and forward the report to the Village Council for consideration.

Chris Conroy (Village) suggested that the Village Planning Commission might consider some Zoning Ordinance Amendments, and Bruce Koorndyk (Village) suggested that the Planning Commission may consider some variation or flexibility in maximum building height.

All Ayes and the motion passed, 6 Ayes, and 0 Nays with 1 absent.

Additional Discussion:

Tony Monton (Twp.) asked the developer about his experience in developing other properties. The developer Jay (John) Sherston responded that he has the experience and that he met with Chris Brown (Village Manager) and Jeff Hodges (Village President) but that he (the developer) prefers to build apartments instead of a boutique hotel.

Mary Temple (Village) commented that the Village Planning Commission is interested in apartments and other types of attainable housing. The developer responded that 4 floors is necessary for the project to meet his goals. Heather Douglas (Twp.) asked if the project can have both a smaller number of hotel rooms and more apartments. Patrick Hooyman commented that the community needs a good restaurant.

Tony Monton (Twp.) asked the developer if he was going to take down the existing building and he said yes. Mr. Monton also asked the developer if any other properties were involved, and the developer said no.

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 April 2022.

PUBLIC COMMENTS:

Maureen Murphy of 5067 W. Smugglers Pass asked why a real estate company did not list the property (327 S. Hancock). Mr. Monton and Mr. Koorndyk responded that the question should be directed to the Village Council and Township Board of Trustees.

Linda Flositz of 335 Spinnaker commented that some businesses do stay open after the summer months and asked if the developer would take care of the asbestos in the old building (327 S. Hancock)? The developer Jay (John) Sherer answered yes. The developer also stated that some parking is proposed off of Third Street.

Kendra Flynn commented that one of the community needs identified from the Visioning Survey was the need for affordable housing.

Glenn Bevis of 7158 Crescent Dr. asked about the process of how the purchase agreement will be reviewed and considered. Mr. Edwards referred him to the Township Board and Village Council.

Lori Sutner (Combs) of 486 Sands Street was concerned that the infrastructure, i.e., sewer and water, cannot accommodate the proposal (for 327 S. Hancock).

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS

Mary Temple (Village) encouraged the developer to continue exploring the development (of 327 S. Hancock St.).

ADJOURNMENT

Motion by Conroy, second by Temple to adjourn the meeting at 7:29 pm.

Voice Vote: Aye: 6 Nay: 0 Absent: 1 Motion passed.

Respectfully Submitted,
Keith Edwards, Zoning Administrator

June 2, 2022

Approved by the Village of Pentwater Planning Commission on June 28, 2022.

Approved by the Pentwater Township Planning Commission on June 14, 2022.