



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 25, 2021

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, Paul Anderson, Mary Temple, Chris Conroy, and Amy Roberson.

Absent: Michelle Angell-Powell and Ron Stoneman

Staff Present: Keith Edwards, Zoning Administrator.

APPROVAL OF AGENDA

Motion by Anderson, second by Conroy 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 Roberson to approve the April 27, 2021 regular meeting minutes.

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

PUBLIC COMMENTS – Russ Cross, Commodore for the Pentwater Yacht Club was happy to be present at the meeting.

PUBLIC HEARING - None

OLD BUSINESS – None

New Business:

- A. Review of Proposed Special Land Use – Demolition and Reconstruction of the Pentwater Yacht Club Building at 205 S. Dover, Parcel ID No. 64-044-433-002-00. Introduction and Request to set a date for the Public Hearing.**

Planning Commissioners Paul Anderson and Chris Conroy identified that they are members of the Pentwater Yacht Club (PYC), and after discussion with the rest of the Planning Commission were found to have no conflict of interest with the proposed project.

Kyle Kuipers and Josh Strautz of Rockford Construction presented the proposed project and answered the questions of Planning Commissioners during their presentation.

Zoning Administrator, Keith Edwards, went over the highlights of his Staff Report presenting the proposed uses of the site as a private club, restaurant and marina, within the C3, Central Business Zoning District. His report included a review of the general standards of Special Land Uses from Chapter 15 of the Zoning Ordinance and the specific standard for marinas listed in paragraph K of Section 15.04 of the Zoning Ordinance.

Mr. Edwards suggested a date of June 22, 2021 for a public hearing as required by the Zoning Ordinance and the Michigan Zoning Enabling Act.

Motion by Temple, second by Roberson to set a date of June 22, 2021 at 6 pm for the required public hearing regarding the Special Land Uses for the PYC at 205 S. Dover Street in Pentwater.

Voice Vote: Aye: 5 Nay: 0 Absent: 2 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 she did not have a full report at this time but was converting the draft document to MS Word format for continued work.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS – None.

PUBLIC COMMENTS – Mr. Cross thanked the Planning Commission for their time.

ADJOURNMENT

Motion by Conroy, second by Anderson to adjourn the meeting at 7:23 pm.

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

Respectfully Submitted,
Keith Edwards, Zoning Administrator

June 2, 2021

Approved by the Village of Pentwater Planning Commission on June 22, 2021.