



VILLAGE OF PENTWATER

Planning Commission

ON PENTWATER LAKE AND LAKE MICHIGAN
327 South Hancock Street, P.O. Box 622, Pentwater, Michigan 49449
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Regular Meeting Minutes – May 28, 2019

Chairperson Ron Christians called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 6:00 pm, with the Pledge of Allegiance.

ROLL CALL

Present: Bruce Koorndyk, Chris Conroy, Kirstin McDonough, Ron Christians, Mark Benner and Paul Anderson.

Absent: Michelle Angell-Powell.

Staff Present: Keith Edwards, Zoning Administrator.

APPROVAL OF AGENDA

Motion by Anderson, second by McDonough to approve the Agenda as presented.

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

APPROVAL OF REGULAR MEETING MINUTES

Motion by Koorndyk, second by Benner to approve the April 23, 2019 regular meeting minutes as amended.

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

PUBLIC COMMENTS – None.

PUBLIC HEARING - Chairperson Ron Christians opened the public hearing at 6:05 pm on a proposed Zoning Ordinance amendment to establish Chapter 20 of the Zoning Ordinance for entitled Rezoning and Zoning Ordinance Text Amendments and moving recently approved Section 19.20 to Chapter 20 which addresses Conditional Rezoning requests. Only one public comment was submitted. Claudia Ressel-Hodan commented that the proposed amendment would be very helpful in her role as a Village Council Member. After some discussion by the Planning Commission members, Chairperson Christians closed the public hearing at 6:27 pm.

OLD BUSINESS

A. Report from the Pentwater Visioning Team – Mark Benner

Mark Benner gave a summary report of the activities of the Vision Team, whose latest meeting was May 21, 2019, for long-term planning, which included: welcoming members of the Vision Team at-large, Kendra Flynn and Mark Shotwell and potential replacement for Rand Gee, Chris Conroy; setting the schedule for the Focus Groups and Town Hall Meetings to take place on June 19 and 22 at Pentwater School for the Community Assessment; selection of focus group members and the communications strategy. The next Vision Team meeting is scheduled for June 4, 2019.

NEW BUSINESS

A. Planning Commission Member appointment to the Vision Team

With the resignation of Rand Gee, having moved to the Seattle Washington Area, a new representative is needed to replace him on the Vision Team for long-term planning.

Motion by Koorndyk, second by Anderson to approve Chris Conroy to serve on the Vision Team.

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

B. Discussion of proposed Zoning Ordinance Amendment – Proposed Chapter 20 and moving Section 19.20 for Conditional Rezoning requests to Chapter 20.

Planning Commissioners discussed the proposed amendment, considered the one public comment offered and agreed to request that Village Council approval of the amendment.

Motion by McDonough, second by Anderson to recommend approval of the proposed Zoning Ordinance amendment to Village Council.

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

C. Discussion of future Zoning Ordinance Amendment for Commercial Zoning Districts and their provisions.

Zoning Administrator Keith Edwards provided a PowerPoint presentation introducing a discussion on the existing regulations stated in the RO, Residential Office District; C-1, General Commercial District; C-3, Central Business District; C-4, Hotel Resort District and the potential for reinstating the C-2, Neighborhood Commercial District. Planning Commissioners and Staff will continue to discuss these provisions at the next Planning Commission meeting.

D. Consideration for a Zoning Ordinance Update.

Zoning Administrator Keith Edwards, referring the Zoning Ordinance Update previously delivered to the Planning Commission on April 23, 2019, requested the Planning Commission consider holding a public hearing on the proposed amendments with the exclusion of certain sections or topics including: Recreational Marijuana, Planned unit Development (PUDs), Commercial Zoning Districts, Signs, Setbacks, Parking, Small Wireless Communications Facilities Deployments, and Resource Extraction.

Motion by Benner, second by Koorndyk to set the public hearing for June 25 at 6 pm on the proposed Zoning Ordinance Amendment, with the noted exceptions.

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

COMMITTEE/DEPARTMENT REPORTS

A. Zoning Administrator – Mr. Edwards’ written report was accepted by the Planning Commission.

B. Zoning Board of Appeals – No meeting in April, 2019.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS – None.

PUBLIC COMMENTS - None

ADJOURNMENT - The meeting was adjourned by Chairperson Ron Christians at 7:58 PM.

Respectfully Submitted,
Keith Edwards, Zoning Administrator

June 5, 2019

Approved by the Village of Pentwater Planning Commission on June 25, 2019.