



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 – June 22, 2021

Chairperson Bruce Koorndyk called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 6:00 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, Amy Roberson, Michelle Angell-Powell and Ron Stoneman.

Absent: Chris Conroy

Staff Present: Keith Edwards, Zoning Administrator.

APPROVAL OF AGENDA

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

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

APPROVAL OF REGULAR MEETING MINUTES

Motion by Angell-Powell, second by Roberson to approve the May 25, 2021 regular meeting minutes.

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

PUBLIC COMMENTS – None.

PUBLIC HEARING:

A. Proposed Special Land Use – Reconstruction of the Pentwater Yacht Club Building at 205 S. Dover, Parcel ID No. 64-044-433-002-00

Planning Commission Chairperson Bruce Koorndyk opened the public hearing at 6:05 pm.

No member of the audience decided to speak.

Chairperson Koorndyk closed the public hearing at 6:07 pm

OLD 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.

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

Zoning Administrator, Keith Edwards, went over the recommendation 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 the following conditions for Planning Commissioners' consideration when considering the request for Special Land Use Approval:

- Consideration for relocation of the existing detached accessory building (shed) currently located at the north end of the property to another location on-site during site plan review;
- Consideration for relocation and screening of the existing dumpsters, including grease dumpster, to another location during site plan review;
- Prohibiting the bulk storage of gasoline or other liquid fuels and gases in accordance with Section 15.04.K of the Zoning ordinance; and,
- Prohibiting the overnight parking of boats, trailers, or other vehicles (i.e., kayaks, SUPs, dinghies, and bicycles) within the approved on-site parking facilities;

Motion by Angell-Powell, second by Stoneman to approve the Special Land Uses for the Pentwater Yacht Club at 205 S. Dover Street, Parcel ID No. 64-044-433-002-00, subject to the conditions recommended by the Zoning Administrator and stated in his report dated as revised June 15, 2021.

Roll Call Vote:

Aye: Angell-Powell, Stoneman, Temple, Anderson, Roberson and Koorndyk

Nay: None

Absent: 1

Motion passed.

NEW BUSINESS

A. Preliminary Site Plan Review for the Demolition and Reconstruction of the Pentwater Yacht Club Building at 205 S. Dover, Parcel ID No. 64-044-433-002-00.

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

Mr. Edwards reviewed his suggested conditions for approval from his review of the preliminary site plan which are:

- While Staff finds that the scale of 1" = 20' is adequate for review with one exception - that the scale on page C-203 be correctly shown as 1"=20' rather than 1"=50'.
- The applicant must provide an "existing conditions" drawing (i.e., page C-206) that would include all existing buildings and driveways within 100 feet of the Pentwater Yacht Club property lines (See Section 16.03.A.20b.(9)).
- Provide on the existing Zoning District and Land Use of all properties abutting the subject property on the same page to be created in No. 2 above.
- Please show the proposed Sanitary Sewer Connection on page C-300.

Motion by Angell-Powell, second by Anderson to approve the Preliminary Site Plan for the Pentwater Yacht Club at 205 S. Dover Street, Parcel ID No. 64-044-433-002-00, subject to the conditions recommended by the Zoning Administrator and stated in his report dated June 15, 2021.

Roll Call Vote:

Aye: Angell-Powell, Anderson, Temple, Roberson, Stoneman and Koorndyk

Nay: None

Absent: 1

Motion passed.

B. Election of Officers.

Angell-Powell moved to re-elect Bruce Koorndyk as Chairperson. Amy Roberson seconded.

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

Anderson moved to re-elect Michelle Angell-Powell as Vice Chairperson. Ron Stoneman seconded.

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

Angell-Powell moved to re-elect Paul Anderson as Secretary, Mary Temple seconded.
Voice Vote: Aye: 6 Nay: 0 Absent: 1 Motion passed.

The election of a representative to the Zoning Board of Appeals was postponed to the July meeting.

COMMITTEE/DEPARTMENT REPORTS

- A. Zoning Administrator** – Mr. Edwards’ written report was submitted to the Planning Commission.
- B. Zoning Board of Appeals** – See Mr. Edwards’ written report.
- C. Master Plan Steering Committee** – Mr. Edwards stated that Planning Commissioners would start receiving parts of the Master Plan at their August meeting.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS – None.

PUBLIC COMMENTS – None.

ADJOURNMENT

Chairperson Bruce Koorndyk adjourned the meeting at 6:28 pm.

Respectfully Submitted,
Keith Edwards, Zoning Administrator

July 1, 2021

Approved by the Village of Pentwater Planning Commission on July 27, 2021.