



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 – July 19, 2017

Chairperson Christians called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 7:05 pm with the Pledge of Allegiance.

ROLL CALL

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

Absent: Bruce Koorndyk & Kirstin McDonough

Staff Present: Keith Edwards, Zoning Administrator

APPROVAL OF AGENDA

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

Voice Vote: Aye: 4 Nay: 0 Absent: 0 **Motion carried.**

APPROVAL OF REGULAR MINUTES

Motion by Anderson, second by Benner to approve the June 21, 2017 regular meeting minutes as presented.

Voice Vote: Aye: 4 Nay: 0 Absent: 0 **Motion carried.**

PUBLIC COMMENTS ON AGENDA ITEMS – None

PUBLIC COMMENTS ON NONAGENDA ITEMS - None

COMMITTEE/DEPARTMENT REPORTS

A. Zoning Administrator

Mr. Edwards referred to his written report which was accepted by the Planning Commission.

B. Zoning Board of Appeals

No meeting in July, No report. The next ZBA meeting is scheduled for September 6 at 7 pm.

OLD BUSINESS - None

NEW BUSINESS

A. Proposed Lot Split – 240 Sand Street

Mr. Edwards reviewed his written report which stated that the proposed division of 240 Sands into two lots met the Zoning Ordinance requirements and he recommended the Planning Commission recommended approval to the Village Council. Upon review of the application and survey submitted, the Planning Commission agreed with Staff's report.

Motion by Angell-Powell, second by Anderson to recommend to the Village Council, approval of the proposed lot split of 240 Sand Street.

Voice Vote: Aye: 4 Nay: 0 Absent: 0 **Motion carried.**

B. Presentation of a Streetscape Design Concept

Created by Steve Bass and presented by Keith Edwards. Mr. Edwards narrated the 73 slide presentation for the Planning Commission and small audience comprised of Jeff Hodges, Village President, Chris Brown, Village Manager, and Barry and Susan Monroe, members of the Hancock Building Condominium Association. Planning Commissioners were presented with a Streetscape Design Concept with 3D computer graphics and text prepared by Steve Bass a Pentwater Citizen and Professional Designer. The deck of conceptual designs includes seven projects along Hancock Street (Bus. US-31) including two landscape designs for the entrances to the Village along Monroe and Hancock Streets, part of US Business 31. The presentation was given a warm reception by all and the Planning Commission will consider adding the ideas as a sub-area plan to the Village Master Plan.

C. Discussion of Residential uses in the C3 - Central Business District

Edwards presented highlights from his written report dated July 18, 2017. The report states specific barriers in the Zoning Ordinance to promoting downtown residential uses, and raised concerns about other facets of land use and regulation in the C3 and C1 Commercial Districts. The report also alludes to some conflicts with the 2015 Master Plan Update, Zoning and the potential for accommodating uses on upper floors of existing buildings and providing for all types of senior housing. Lastly, use of the Planned Unit Development overlay as a Zoning tool was introduced. Mr. Edwards will return to the next meeting with some specific changes proposed for the Zoning Ordinance and Master Plan. The Village Council will also be considering hiring an attorney specialized in zoning matters to assist the Village and Mr. Edwards with these revisions.

D. Planning Commission Meeting Schedule

Mr. Edwards will be attending a training session on August 16, 2017, which is the next regularly scheduled Planning Commission meeting and at least two other members would not be able to meet on August 16. Some suggestions for altering the 2018 meeting schedule were also discussed and will be brought up again at this fall.

Motion by Benner, second by Angell-Powell to reschedule the August 16 meeting to August 23, 2017.

Voice Vote: Aye: 4 Nay: 0 Absent: 0 **Motion carried.**

PUBLIC COMMENTS

Barry Monroe informed the Planning Commission that he was appreciative of the Planning Commission's desire to review the barriers to residential use of the upper stories of existing buildings in the C3, Central Business District.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS - None

None.

ADJOURNMENT

Christians adjourned the meeting at 8:45 p.m.

Respectfully Submitted,



Keith Edwards
Zoning Administrator

July 21, 2017
Date

Approved by the Village of Pentwater Planning Commission on August 23, 2017