



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 – August 22, 2023

Secretary Paul Anderson 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: Paul Anderson, Bruce Koorndyk, Amy Roberson, Chris Conroy, Mary Marshall, and Ron Stoneman (6:12pm).

Absent: Michelle Angell-Powell.

Staff Present: Katie Anderson, Zoning Administrator.

APPROVAL OF AGENDA

Motion by Chris Conroy, second by Bruce Koorndyk to approve the agenda presented.
Voice Vote: Ayes: 4 Nays: 0 Absent: 2 Abstain: 1 Motion passed.

APPROVAL OF REGULAR MEETING MINUTES

Motion by Chris Conroy, second by Bruce Koorndyk to approve the July 26th regular meeting minutes as presented.
Voice Vote: Ayes: 4 Nays: 0 Absent: 2 Abstain: 1 Motion passed.

PUBLIC COMMENTS FOR ITEMS ON THE AGENDA

None

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

- A. Set the Public Hearing Date for the Master Plan.

Motion by Chris Conroy, second by Paul Anderson to set the Master Plan public hearing date to be a joint Township/Village public hearing for October 3rd at 6pm at Park Place.

Roll Call Vote: Ayes: Conroy, P. Anderson, Roberson, Koorndyk, and Marshall.

Nays: 0 Absent: 2 Motion passed.

- B. Proposed Zoning Text Amendment, C-3 Building Height from 35 feet to 47 feet.

Motion by Bruce Koorndyk, second by Paul Anderson to change the building height in the C-3 District from 35 feet to 47 feet.

Roll Call Vote: Ayes: Koorndyk, and P. Anderson.

Nays: Roberson, Conroy, Marshall, and Stoneman. Absent: 1 Motion fails.

Motion by Ron Stoneman, second by Mary Marshall to changed the building height in the C-3 District from 35 feet to 42 feet.

Discussion was held amongst the Commissioners about the difference between 47 and 42 feet.

The concern is if the Planning Commission lowers the height by five (5) does it make much of an impact or effect the C-3 District design.

Motion rescinded.

Motion by Ron Stoneman, second by Chris Conroy based on the on-going discussion of the previous rescinded motion to change the building height in the C-3 District from 35 feet to 47 feet.

Roll Call Vote: Ayes: Stoneman, Conroy, Koorndyk, P. Anderson, Roberson, and Marshall.

Nays: 0 Absent: 1 Motion passed.

Motion by Chris Conroy, second by Ron Stoneman to direct Staff to construct a report regarding information about the current building heights in the C-3 District, the Fire Department's capability to fight fires of structures with building heights of 47 feet and fire suppression systems for hotels.

Roll Call Vote: Ayes: Conroy, Stoneman, Koorndyk, P. Anderson, Roberson, and Marshall.

Nays: 0 Absent: 1 Motion passed.

Motion by Ron Stoneman, second by Amy Roberson to set a public hearing date for a text amendment change to Section 12.04.D Maximum Height in the C-3 District from 35 feet to 47 feet for September 26th at 6:10pm at Park Place Meeting Center.

Roll Call Vote: Ayes: Stoneman, Roberson, Conroy, Koorndyk, P. Anderson, and Marshall.

Nays: 0 Absent: 1 Motion passed.

COMMITTEE/DEPARTMENT REPORTS

- A. **Zoning Administrator** - Ms. K. Anderson's written report was accepted by the Planning

Commission.

B. Zoning Board of Appeals – Met August 1st to set the 2023-2024 Annual Meeting Schedule.

PUBLIC COMMENTS

None

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS

Chris Conroy – I wanted to thank Katie for assembling the packet together and for being the liaison to the Township to coordinate a joint Master Plan public hearing. I do think it is important that we see this project through as a joint community. Thank you for being our spokesperson.

ADJOURNMENT

Motion by Ron Stoneman, second by Paul Anderson to adjourn the meeting at 6:53pm.
Voice Vote: Aye: 6 Nay: 0 Absent: 1 Motion passed.

Respectfully Submitted,

Katie Anderson

Katie Anderson, Zoning Administrator

August 23, 2023

Approved by the Village of Pentwater Planning Commission on _____.