



# 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 23, 2022

Chairperson Bruce Koorndyk called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 6:02 pm, in-person at the First Baptist Church, 101 S. Rush Street, Pentwater, with the Pledge of Allegiance.

#### ROLL CALL

**Present:** Bruce Koorndyk, Mary Temple, Chris Conroy, Amy Roberson, Ron Stoneman, and Paul Anderson.

**Absent:** Michelle Angell-Powell.

**Staff Present:** Keith Edwards, Zoning Administrator and Kate Anderson, Village Deputy Clerk/Treasurer.

#### APPROVAL OF AGENDA

**Motion** by Ron Stoneman, second by Chris Conroy to approve the agenda as presented.  
Voice Vote: Aye: 6      Nay: 0      Absent: 1      Motion passed.

#### APPROVAL OF REGULAR MEETING MINUTES

**Motion** by Chris Conroy, second by Ron Stoneman to approve the July 26, 2022, regular meeting minutes as amended for the date of the first August workshop.  
Voice Vote: Aye: 5      Nay: 0      Absent: 2      Motion passed.

**PUBLIC COMMENTS FOR ITEMS ON THE AGENDA** - None.

**PUBLIC HEARING** - None

**OLD BUSINESS** - None

**NEW BUSINESS** - None

#### COMMITTEE/DEPARTMENT REPORTS

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

**B. Zoning Board of Appeals** – The Zoning Board of Appeals did not meet in July, 2022.

**PUBLIC COMMENTS** – None.

**COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS** - None

**ADJOURNMENT**

Chairperson Bruce Koorndyk adjourned the regular meeting at 6:05 pm to begin the Master Plan Workshop to discuss the future of Housing (Residential Development).

The public was engaged in small group discussions, among 10 tables, to reach consensus at their small group regarding the following questions:

1. Currently, multiple family dwellings (apartments) are not allowed in Downtown Pentwater unless there is one or more commercial uses on the first floor of an apartment building.
  - a. Should Downtown Pentwater accommodate apartment buildings?
  - b. If so, should apartment buildings be limited to seniors?
  - c. If not, should apartment buildings be designed with young people in mind, i.e., less than 600 sq. ft. in area?
  - d. Should buildings in Downtown Pentwater be limited to 35 feet in height as they are today? Should the number of stories be limited in Downtown Pentwater, i.e., 3 stories, 4 stories or 5 stories?
  - e. Other suggestions?

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2. The Village of Pentwater has two apartment complexes, and the Township has one. Should there be more choices for a greater density of housing?
  - a. Do you favor townhouses - a dwelling unit with at least two floors – living on main floor and bedrooms above?
  - b. Or would you prefer apartments - a dwelling all on one floor, but many units or dwellings in two or more stories?
  - c. Other Ideas?

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3. The smallest single family lot size allowed in the Village of Pentwater and Pentwater Township is 8,000 sq. ft. or approximately 66 feet wide by 125 feet.
  - a. Should the minimum size of single-family lot be smaller? If so, what should the minimum lot size be?
  - b. Should duplexes (two-family buildings) be allowed on 8,000 sq. ft. lots or smaller lots (15000 sq. ft. is required today)?

- c. Should quadplexes (up to 4 dwelling units per building) be allowed on 8,000 sq. ft. lots?
  - d. Should parking for these units be required to be off the street or allowed to be on the street?
  - e. Other comments?
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4. A newer trend in housing is the “tiny home” (400 sq. ft. or less) either a permanent structure on a foundation or on a trailer with wheels.
- a. Are you in favor of allowing tiny homes, houses less than 400 sq. ft. adjacent to where you live?
  - b. If allowed, should tiny homes with wheels (like RVs) be confined to a tiny home community that is designed like an RV park?
  - c. Other comments on tiny homes?
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5. What are your thoughts on Accessory Dwelling Units (ADUs) small dwelling in the backyards of single-family homes such as converted garages or new buildings?
- a. Should ADUs be allowed by right like sheds and detached garages?
  - b. If not, should they be regulated where special permission is required?
  - c. If not, should they be prohibited as they are today?
  - d. Other comments on ADUs
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6. Recently, the Village placed a cap (at 67) and moratorium on any new short-term (often weekly) rentals (STRs), and only requires registration of the rental. The Township has no cap or regulations on STRs. Do you favor regulations on the short-term (less than 28 days) rental of single-family homes in the Village and/or the Township?
- a. If so, what problems are created by allowing unregulated short-term rentals that should be addressed?
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- b. If not, what benefits do short-term rentals present to the Pentwater Community that would be hindered by regulations?
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- c. Should any short-term regulations include required building inspections in favor of public safety?

d. Other thoughts?

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Each small group reported on the results of their discussion arriving at consensus for their table to provide the Master Plan Committee with guidance for drafting the Master Plan.

Respectfully Submitted,  
Keith Edwards, Zoning Administrator

August 30, 2022

Approved by the Village of Pentwater Planning Commission on September 27, 2022.