



# VILLAGE OF PENTWATER

## Planning Commission

ON PENTWATER LAKE AND LAKE MICHIGAN  
327 South Hancock Street, P.O. Box 622, Pentwater, Michigan 49449  
(231) 869-8301 – FAX (231) 869-5120

### Regular Meeting Minutes – August 25, 2020

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

#### ROLL CALL

**Present:** Bruce Koorndyk, Chris Conroy, Ron Christians, Michelle Angell-Powell, Mary Temple, Amy Roberson and Paul Anderson.

**Absent:** None.

**Staff Present:** Keith Edwards, Zoning Administrator.

#### APPROVAL OF AGENDA

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

Voice Vote: Aye: 7      Nay: 0      Absent: 0    Motion passed.

#### APPROVAL OF REGULAR MINUTES

**Motion** by Angell-Powell, second by Koorndyk to approve the May 26, 2020 regular meeting minutes.

Voice Vote: Aye: 7      Nay: 0      Absent: 0    Motion passed.

**PUBLIC COMMENTS** - None

**PUBLIC HEARING** - Zoning Ordinance Amendment – Section 18.08 et. seq. Review Standards for Variances. Chairperson Christians opened the public hearing at 6:18 pm. No public comments were received. Chairman Christians closed the public hearing at 6:20 pm.

#### OLD BUSINESS

##### A. Consideration for Zoning Ordinance Amendment – Section 18.08 et. seq. Review Standards for Variances.

Chris Conroy moved to recommend Village Council approval of the amendments to Section 18.06 and 18.08 of the Zoning Ordinance, seconded by Bruce Koorndyk.

Voice Vote: Aye: 7      Nay: 0      Absent: 0    Motion passed.

## NEW BUSINESS

### A. Consideration for Amendment to the Site Plan for the deck previously approved for 189 S. Hancock St. - Dan Nugent.

Property owner Dan Nugent submitted drawings to request a revision to the previously approved site plan for the deck over the existing building adjacent to Second Street. The owner seeks approval for a second level to be constructed over the previously approved deck, which would serve only the existing third story only of the building.

**Motion** by Angell-Powell, second by Anderson to approve the deck addition to the previously approved site plan for 189 S. Hancock St.

Voice Vote: Aye: 7      Nay: 0      Absent: 0    Motion passed.

### B. Consideration for Rebuilding Porch at 82 E. Lowell St. - a nonconforming building – Pfeifer Residence.

According to the site plan submitted the existing covered front porch of the house is setback approximately 10.66 feet north of the Lowell Street lot line. Because the required setback is 17 feet to the front lot line, the house is existing nonconforming with respect to this setback. At this time, the applicant seeks to replace the existing covered front porch within the same place and footprint as the existing porch, therefore, the nonconformity will not be exacerbated.

**Motion** by Angell-Powell to approve in accordance with the standards of Section 3.24.B.1.a-d and 3.24.B.8 of the Zoning Ordinance, Seconded by Conroy.

Voice Vote: Aye: 7      Nay: 0      Absent: 0    Motion passed.

### C. Appointment of Planning Commissioner to the Master Plan Steering Committee.

Note: Michelle Angell-Powell appeared to have left or been disconnected from the online Zoom meeting at approximately 6:40 pm.

**Motion** by Anderson, second by Conroy to appoint Amy Roberson to the Master Plan Steering Committee.

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 ZBA meeting in June or July, 2020.

**C. Master Plan Steering Committee** – Chris Conroy gave a verbal report of the work of the Master Plan Steering Committee focused on planning for the waterfront, demographics, history, and attainable housing sections of the Master Plan.

**COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS**

Chairman Christians commented on his recent visit to the Cottages of Griswold, a duplex senior community recently constructed in Hart.

**PUBLIC COMMENTS**

Claudia Ressel-Hodan commented that the Cottages of Griswold is setup as a Tax Increment Finance (TIF) district as a way to provide an incentive for constructing it and residency is income based.

**ADJOURNMENT** - The meeting was adjourned by Chairperson Ron Christians at 7:03 PM.

Respectfully Submitted,  
Keith Edwards, Zoning Administrator

August 4, 2020

Approved by the Village of Pentwater Planning Commission on October 27, 2020.