



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 27, 2019

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

ROLL CALL

Present: Bruce Koorndyk, Kirstin McDonough, Ron Christians, Mark Benner, Michelle Angell-Powell and Paul Anderson.

Absent: Chris Conroy.

Staff Present: Keith Edwards, Zoning Administrator.

APPROVAL OF AGENDA

Motion by Angell-Powell, second by McDonough 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 Benner to approve the June 25, 2019 regular meeting minutes as presented.

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

PUBLIC COMMENTS – Dave Morren and Jordan Schipper of Insignia Homes introduced a concept for a redevelopment plan of the Abbey Bed and Breakfast site on First Street and Dover Street.

PUBLIC HEARING – Chairperson Christians opened the public hearing for the 2019 Zoning Ordinance Update amendment at 6:40 pm. Mr. Edwards briefly outlined the proposed amendments. No public comments were received. Chairman Christians closed the public hearing at 6:42 pm.

OLD BUSINESS

A. Discussion and Consideration of the Proposed 2019 Zoning Ordinance Update.

Zoning Administrator Keith Edwards provided a summary of the provisions of Zoning Ordinance to be amended, including specifics on the Definitions, General Regulations, Multiple Family, Waterfront and Special Land Uses sections to be changed along with moving the Sign provisions from the chapter on Park, and making a new Chapter 21 for signs.

Motion by Benner, second by Angell-Powell to recommend approval of the 2019 Zoning Ordinance Update amendment with one minor change to remove the sentence “*The building shall include eaves or overhanging roofed areas for purposes of measuring setback distances.*”, from the definition of Setback in Chapter 2. This definition will be reviewed again at a later date.

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

B. Report from the Pentwater Visioning Team – Mark Benner

Mark Benner gave a brief update of the coming end of the Summer Poll, including some of the preliminary results and announced the creation of the Residents Survey which will be going out to property owners in the 49449 zip-code and Pentwater School District area.

NEW BUSINESS

A. Request for the addition of a wrap-around porch on the main building at 10 Channel Lane – The Channel Lane Inn.

The owner of the property is requesting to add a 99 sq. ft. front porch on the Channel Lane and Bridge Street sides of the main building of the Channel Lane Inn. The existing building is nonconforming to the west side setback. The proposed porch will be located on the east side and south side of the existing building and will meet the required front setback from the lot lines of 17 feet. Staff recommended approval.

Motion by Angell-Powell, second by Anderson to approve the covered but unenclosed porch addition to the east and south sides of the main building of the Channel Lane Inn at 10 Channel Lane.

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

B. Request for a public hearing for a Special Land Use for the conversion of commercial use to residential use at 35 Lowell (a.k.a. 22 S. Hancock) which is located within the C3, Central Business Zoning District.

Motion by Angell-Powell, second by Koorndyk, to set the public hearing for September 24, 2019.

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 – The ZBA did not meet in July 2019

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS – None.

PUBLIC COMMENTS – None

ADJOURNMENT - The meeting was adjourned by Chairperson Ron Christians at 7:20 PM.

Respectfully Submitted,
Keith Edwards, Zoning Administrator

September 3, 2019

Approved by the Village of Pentwater Planning Commission September 24, 2019.