



# 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 – September 26, 2017

Chairperson Christians called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 5:35 pm at the Friendship Center, 310 N. Rush Street, with the Pledge of Allegiance.

#### ROLL CALL

**Present:** Ron Christians, Michelle Angell-Powell, Mark Benner, Kirstin McDonough & Bruce Koorndyk, 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: 6                      Nay: 0                      Absent: 0                      **Motion carried.**

#### APPROVAL OF REGULAR MINUTES

**Motion** by Angell - Powell, second by Koorndyk to approve the August 23, 2017 regular meeting minutes as presented.

Voice Vote: Aye: 6                      Nay: 0                      Absent: 0                      **Motion carried.**

**PUBLIC COMMENTS – None**

#### COMMITTEE/DEPARTMENT REPORTS

##### A. Zoning Administrator

Mr. Edwards referred to his written report.

##### B. Zoning Board of Appeals

The ZBA meeting met on September 6 at 7 pm to discuss an update to the ZBA By-laws primarily regarding changing the number of regular members from 7 to 5, the number of alternates would remain as 2. Recognizing that such a change would also require an amendment to the Zoning Ordinance, the ZBA referred the discussion to the Planning Commission. This item will be on the agenda for the October meeting of the Planning Commission. The ZBA also discuss a review of the ZBA members' tool-kit, which provides education for ZBA members.

**OLD BUSINESS – None.**

**NEW BUSINESS -** New Business – Proposed Improvements to Nonconforming Building – 136 S. Wythe Street by Harbor Design and Construction.

Mr. Edwards reviewed the applicant's file his report prepared on September 19, 2017 addressing the

proposed additions to the home at 136 S. Wythe. The existing home is non-conforming because the north side setback is only four (4) feet six (6) feet is required. The proposed addition which includes an attached garage with bonus room above and a covered porch meets the Zoning Ordinance requirements for the R2, Single Family Residential Zoning District, accessory buildings and Section 3.24 of the Zoning Ordinance for the expansion of non-conforming buildings. Mr. Edwards recommended approval by the Planning Commission.

**Motion** by Koorndyk, second by Angell - Powell, to approve the expansion of 136 S. Wythe as presented since the house was not being expanded on the non-conforming side and that the proposed addition meets the requirements of the Zoning Ordinance.

Voice Vote: Aye: 6                      Nay: 0                      Absent: 0                      **Motion carried.**

**PUBLIC COMMENTS - None**

**COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS - None**

None.

**ADJOURNMENT**

Motion by McDonough, second by Benner to adjourn the meeting at 5:45 p.m.

Respectfully Submitted,

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Keith Edwards  
Zoning Administrator

September 29, 2017  
Date

Approved by the Village of Pentwater Planning Commission on October 18, 2017