



VILLAGE OF PENTWATER

Planning Commission

ON PENTWATER LAKE AND LAKE MICHIGAN
65 N Hancock Street, P.O. Box 622, Pentwater, Michigan 49449
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Regular Meeting Minutes – September 28, 2021

Vice-Chairperson Michelle Angell-Powell 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, Chris Conroy, Mary Temple, Amy Roberson, and Michelle Angell-Powell.

Absent: Bruce Koorndyk and Ron Stoneman.

Staff Present: Keith Edwards, Zoning Administrator, and Brian Monton, Village Attorney.

APPROVAL OF AGENDA

Motion by Anderson, second by Temple to approve the agenda as presented.

Voice Vote: Aye: 5 Nay: 0 Absent: 2 Motion passed.

APPROVAL OF REGULAR MEETING MINUTES

Motion by Anderson, second by Roberson to approve the August 24, 2021, regular meeting minutes.

Voice Vote: Aye: 5 Nay: 0 Absent: 2 Motion passed.

PUBLIC COMMENTS FOR ITEMS ON THE AGENDA: None

PUBLIC HEARING – None.

OLD BUSINESS:

A. Proposed Amendment to the Cottages and Lites Woods PUD – Sketch Plan Review

Richard Whitcomb, of the Richard A. Whitcomb Revocable Trust has submitted a request to amend the Lites Woods Planned Unit Development (PUD) to remove vacant property from the existing PUD and rezone the vacant property from PUD to R-2, Single Family Residential. Mr. Whitcomb's request is represented by Thomas Amon of Warner, Norcross & Judd in Grand Rapids, as well as Jack Barr, Civil Engineer for Nederveld, Inc., also of Grand Rapids.

Based upon previous conversations with the Planning Commission and Zoning Administrator, the Nederveld prepared a sketch plan illustrating the property to be

removed from the PUD and the vacant property to remain such that the existing PUD would retain a total of approximately 20.33 acres. The total area among two parcels to be removed from the PUD was not provided on the sketch plan. Thomas Amon explained that the existing condominium which contains the developed portion of the Cottages at Lites Woods can no longer be expanded to include the vacant property. Mr. Amon referred to Jack Barr who thought that the remaining vacant land could be divided into 8 parcels. Mike McKee, a member of the audience and realtor for Mr. Whitcomb was called upon by the Chairperson for more information explained that only 7 parcel divisions were left, and that Mr. Whitcomb did not understand the Zoning of the property when he purchased it. Mr. Amon explained that his client (Mr. Whitcomb) is not a developer and seeks to sell the vacant property, claiming that the property is not buildable with PUD zoning and is why his client is seeking rezoning to R2, Single Family Residential.

The applicant's representatives discussed the proposed PUD amendment with the Planning Commission and the Planning Commission provided the following comments, which are non-binding upon the Planning Commission in accordance with Section 14.03.B paragraph 6.

The Village of Pentwater and Pentwater Township are collaborating on a combined Master Plan for the Pentwater Community. The three events/opportunities for public input at the beginning of the Master Plan process voiced concerns that residential property is not attainable for young families and for older residents to remain in the community when they can no longer maintain their single family residential property and would like to see the community provide opportunities for greater residential density for these groups. Planning Commissioners Chris Conroy, Michelle Angell-Powell, Paul Anderson and Mary Temple expressed that the existing PUD Zoning allows for greater flexibility including increased density, thereby providing the desired housing options expressed by the public.

Mr. Edwards asked Mr. Amon if they had considered putting together a Site Condominium for the vacant portion of the property because the clause allowing the expansion of the existing Unit Condominium (Cottages at Lites Woods Condominium) had expired. Mr. Amon stated that no they had not considered that option.

Planning Commissioners, talking with Mr. Amon wondered why the property cannot be sold to a developer who would finish the project per the original design or slight modification that the Planning Commission might consider. Mr. Amon stated that he had a conversation with a nonprofit corporation but that the nonprofit wanted his client to donate the property, but that the donation was not palatable to his client.

In a letter submitted to the Planning Commission dated September 28, 2021, Mr. Amon also suggested that the Planning Commission could consider a reduction in the number of required acres for a PUD from 20 acres to 1 acre. Such an option seemed to appeal to the Planning Commission.

NEW BUSINESS

A. Discussion of the Future Land Use Map – Part of the Master Plan Discussion.

Zoning Administrator, Keith Edwards, expanding on his last presentation to the Planning Commission, explained that he would soon devise a workshop where Planning Commission could review the Future Land Use Maps of the Village and Township in order to put together the draft Future Land Use Map for the Master Plan. Such a workshop could also include a joint meeting with the Township Planning Commission.

B. Discussion of the future of Housing – Part of the Master Plan Discussion.

Zoning Administrator, Keith Edwards, shared a PowerPoint presentation that he had prepared which summarized the public visioning process at the beginning of the Master Plan process; he also reviewed the demographics of the Pentwater Community; and some ideas to plan for attainable housing by considering the “Missing Middle Housing” whereby the community currently contains “high end” multi-story condominiums and large detached single family houses and few subsidized apartment, yet nothing is available for housing within the community between these extremes. Mr. Edwards reviewed some of the opportunities to create duplexes, triplexes, quadplexes or stacked units, townhouses, and live/work units that could be designed to fit within the context of the primarily single-family detached development at market rates to provide additional housing opportunities.

C. Consideration for rescheduling the next Planning Commission meeting.

Planning Commissioners arrived at consensus to move the scheduled October 28, 2021 regular meeting to November 9, 2021, at 6 pm at Park Place and cancel the scheduled November 23 meeting which occurs during the week of Thanksgiving.

COMMITTEE/DEPARTMENT REPORTS

A. Zoning Administrator – Mr. Edwards’ written report was submitted to the Planning Commission.

B. Zoning Board of Appeals – The Zoning Board of Appeals did not meet in August, 2021.

PUBLIC COMMENTS:

Nick Kassanos of 50 S. Wheeler St.– commented that he was troubled with the Planning Commission that they were in disagreement with the attorney representing the Cottages at Lites Woods PUD property owner Mr. Whitcomb. Further he commented that perhaps the former Village/Township Hall could be used for residential uses.

Dan Filius of 513 W. Lowell – voiced concerns about the lack of sound (microphones and speakers) that would allow the public to better hear the discussion at Park Place.

Bill Maxwell of 670 E. Fifth Street – commented that he thinks that the Lites Woods property owner should find a developer to develop the property as it is currently zoned.

Laura Kassanos of 50 Wheeler Street – expressed her thoughts that the proposal to remove the remaining property Lites Woods property from the PUD would reduce the cost burden to the Village to provide utility and other services.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS: None

ADJOURNMENT

Vice-Chairperson Michelle Angell-Powell adjourned the meeting at 7:33 pm.

Respectfully Submitted,
Keith Edwards, Zoning Administrator

October 7, 2021

Approved by the Village of Pentwater Planning Commission on November 9, 2021.