



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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Special Meeting Minutes – October 3, 2023

Interim Chairperson Chris Conroy called the special 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: Chris Conroy, Bruce Koorndyk, Mary Marshall, Dan Nugent, Amy Roberson.

Absent: Ron Stoneman

Staff Present: Kate Anderson, Zoning Administrator, Rande Listerman, Clerk/Treasurer, Dave Bluhm, Trustee and Jeff Hodges, Village President.

Motion by Bruce Koorndyk, supported by Amy Roberson to appoint Chris Conroy as the Interim Chairperson.

Voice Vote: Aye: 5. Nay: 0. Absent: 1. Motion passed.

APPROVAL OF AGENDA

Motion by Amy Roberson, second by Mary Marshall to approve the agenda presented.

Voice Vote: Aye: 5. Nay: 0. Absent: 1. Motion passed.

PUBLIC COMMENTS FOR ITEMS ON THE AGENDA –

No comments.

PUBLIC HEARING – Open: 6:06 P.M. Close: 6:39 P.M.

Master Plan

Tony Monton, Twp. Chairperson - shared the history of the Master Plan process over the last few years. Tony also acknowledges Chris Conroy and thanked her for the hard work on the Master Plan draft. We do appreciate your attendance tonight. Community input is important.

Chris Conroy, Village Interim Planning Commission Chairperson – stated the Master Plan is a land use plan and it is for future land development. It is the responsibility of the Planning Commission as dictated by the Michigan Planning and Enabling Act. The Master Plan is a living document. The Michigan Planning and Enabling Act says at least every 5 years the document should be reviewed, amended if necessary. It is not a promotional or marketing document. There are a variety of ways that the Master Plan can be utilized in marketing material. The MEDC will work with the community once we have an adopted Master Plan to create a

developer's resource guide to help investors consider Pentwater for development. It is also not a comprehensive document. It compliments other plans in the community such as the Park and Rec Plan, Complete Street Guide, Downtown Development Plan and Community and Economic Development plans.

Dave Bluhm, Council Trustee, 16 South Rutledge – wanted to talk about the Channel and its importance to the Village and the Township. It is a joint asset. I did review the Master Plan and provided Kate with some comments on how I think we should strengthen the Master Plan with language identifying how critical that asset is to us. We were lucky to have the channel dredged at the end of the summer. There are no future plans, for doing that again. Setting that aside, the Corps has identified \$5,000,000 in upgrades to the aging infrastructure. They have no funding dollars set aside for the repairs. We need to strengthen the language in the Master Plan, stated it is a critical piece of infrastructure. It is important for us to indicate to the Corps how important the Channel is to the Village and the Township.

Chris McVie, 6581 Ridge Road – no reference to a historic district and she would like to see reference to that in the plan. She also spoke about her concerns of the Hemlock Woolly Adelgid. It is aggressive if not treated. An invasive species moving very rapidly. Muskegon and Mason counties have been working with private property owners to treat. We are prone to drought so are we preparing for the potential of wildfires?

Ross Feltes, 4942 Madison Road – is a biologist and concerned with the Hemlock Woolly Adelgid it is on the east side of the Village and will kill the trees in 7 to 10 years. He would like to see if we can research funds for treating public and private property. The DNR has information on their site.

Kyle Jansen, 360 South Rush Street – supports Dave Bluhm's comments on the channel. Remember when you look for grant funds, they also want to see your maintenance plan moving forward. I will be happy to work with the Channel committee. I think it is a well-done plan.

Pat Hooyman, Township Planning Commission – it is the Federal Government responsible for maintenance of the Channel.

Dave Bluhm, Village Council Trustee – if our Master Plan identifies how critical the Channel infrastructure is to us and it allows us to put ourselves in a better position to get funding.

Amy LaBarge, 605 East 6th Street – at the last Village Council meeting there was criticism of the Master Plan not having enough information regarding the infrastructure. Do you feel comfortable with the plan having enough language addressing the infrastructure?

Chris Conroy, Interim Village Planning Commission Chairperson – we can certainly add the village's new water well project, wellhead protection program and the enhancements to the sewer system. We are more than willing to go back and re-address this. I would like to say something regarding the Channel. On page 63, we can beef up the language regarding the Channel and include the map from the Army Corps. We had a conversation to have the whole

design looked at. We have brought up the conversation about the mermaid rocks did the Army Corps run out of enough funding for the material to take the North Pierhead further out into the water so we would not have the same sand shoaling issues. I think it is relative to ask the Federal Government for funding. Our channel was dredged every year until 2009 when the funding source for the Channel shifted and it no longer became an automatic funding. It is more relative to the Parks and Rec Plan.

OLD BUSINESS – None

NEW BUSINESS

A. Discussion of comments received from the public regarding the draft Master Plan and future land use map.

Township Chair Tony Monton shared the next course of action. The steering committee will meet next week to discuss the comments they have received from the public comment and the Village Council. They will make the revisions the week of October 16th. Then send the document back to the two Planning Commissions for a motion to approve the plan.

PUBLIC COMMENTS –

None.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS –

Paula Degregorio, Twp Planning Commission – I understand the Corps will dredge commercial channels what kind of business do we need to have our Channel designated a commercial channel?

Dave Bluhm, Village Council Trustee – it is a depth issue we are not deep enough for commercial traffic.

Chris Conroy, Interim Village Planning Commission Chair – is it a tonnage issue? The funding needs to come from Congressional appropriations. There is money going to other states we are going to try and get those funds.

Buz Graettinger, Township Planning Commission Board Member – extremely grateful for all those that were in attendance.

Mary Marshall, Village Planning Commission Board Member – thank you to the Master Plan Steering Committee for the depth of work you have done.

ADJOURNMENT

Motion by Mary Marshall, second by Dan Nugent to adjourn the meeting at 6:50 P.M.
Voice Vote: Aye: 5. Nay: 0. Absent: 1. Motion passed.

Respectfully Submitted,
Rande Listerman, Clerk/Treasurer

October 3, 2023

Approved by the Village of Pentwater Planning Commission on October 24, 2023.