



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 – October 27, 2020

Chairperson Ron Christians called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 6:10 pm, via Zoom, with the Pledge of Allegiance.

ROLL CALL

Present: Bruce Koorndyk, Ron Christians, Mary Temple, Amy Roberson and Paul Anderson.

Absent: Chris Conroy and Michelle Angell-Powell.

Staff Present: Keith Edwards, Zoning Administrator.

APPROVAL OF AGENDA

Motion by Anderson, second by Roberson to approve the Agenda as presented.

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

APPROVAL OF REGULAR MINUTES

Motion by Koorndyk, second by Roberson to approve the August 25, 2020 regular meeting minutes.

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

PUBLIC COMMENTS - None

PUBLIC HEARING – None.

OLD BUSINESS – None.

NEW BUSINESS:

A. Consideration for building a rear covered porch at 863 Park St. - a nonconforming building – Hasil Residence.

The property owners are proposing the addition of a rear covered, but unenclosed porch on the rear of the existing home between the home and the existing pool.

Motion by Koorndyk, second by Anderson to approve the rear porch addition project in accordance with Section 3.24.B, paragraph 1.a. through 1.d, and paragraph 8, to the nonconforming home at 863 Park St.

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

B. Consideration for a building addition to 459 E. First St. - a nonconforming building - Blackburn Residence.

The property owner seeks to remove the existing attached garage and shed and construct an attached home addition with a covered front porch, screened enclosed rear porch with deck and detached garage with vehicular access to Ellery St, pursuant to the submitted site plan.

Motion by Anderson, second by Roberson to approve the 66% addition to the nonconforming home at 459 E. First St. in accordance with the standards of Section 3.24.B.1.a-d and 3.24.B.8 of the Zoning Ordinance.

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

C. Consideration for altering, remodeling or modernizing a nonconforming existing detached garage for a recreation room with bathroom at 357 S. Carroll St. - a nonconforming building - Mirto Residence.

The property owner seeks to remodel the existing nonconforming detached garage for a recreation room and bathroom. Although there are no exterior changes proposed for the existing garage, Section 3.24.B.1 of the Zoning Ordinance states that “Non-conforming building(s) or structures may only be extended, enlarged, altered, remodeled or modernized when the Planning Commission determines that the following conditions are met:”.

Motion by Temple, second by Anderson to approve the proposed interior improvements to the existing nonconforming detached garage in accordance with the standards of Section 3.24.B.1.a-d and 3.24.B.8 of the Zoning Ordinance.

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

D. Consideration for a building addition to the home at 110 S. Rush St. – a nonconforming building – Burns Residence.

The applicant seeks to construct a 384 sq. ft. addition to the southeast side of the home, maintaining the existing nonconforming 2.66 ft. setback on the east side, and having no impact upon the existing nonconforming setback of 13 feet adjacent to Rush Street.

Motion by Anderson, second by Temple to approve the home addition in accordance with the standards of Section 3.24.B.1.a-d and 3.24.B.8 of the Zoning Ordinance.

Voice Vote: Aye: 5 Nay: 0 Absent: 0 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 August or September, 2020.
- C. Master Plan Steering Committee** – Mary Temple reviewed her written report with the Planning Commission.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS – None.

PUBLIC COMMENTS - None.

ADJOURNMENT - The meeting was adjourned by Chairperson Ron Christians at 6:53 PM.

Respectfully Submitted,
Keith Edwards, Zoning Administrator

November 6, 2020

Approved by the Village of Pentwater Planning Commission on January 26, 2021.