



VILLAGE OF PENTWATER

Planning Commission

ON PENTWATER LAKE AND LAKE MICHIGAN
65 N Hancock Street, P.O. Box 622, Pentwater, Michigan 49449
(231) 869-8301 – FAX (231) 869-5120

Regular Meeting Minutes – November 29, 2022

Chairperson Bruce Koorndyk 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: Bruce Koorndyk, Chris Conroy, Mary Temple, Amy Roberson, Ron Stoneman and Paul Anderson.

Absent: Michelle Angell-Powell

Staff Present: Katie Anderson, Zoning Administrator and Brian Monton, Village Attorney.

APPROVAL OF AGENDA

Motion by Chris Conroy, second by Paul Anderson to approve the agenda presented.

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

APPROVAL OF REGULAR MEETING MINUTES

Motion by Ron Stoneman, second by Amy Roberson to approve the November 1, 2022, special meeting minutes as presented.

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

PUBLIC COMMENTS FOR ITEMS ON THE AGENDA – None

PUBLIC HEARING - None

OLD BUSINESS - None

NEW BUSINESS

A. Planning Commission Meeting Date Resolution 2022-11-22

Motion by Mary Temple, second by Chris Conroy to approve Resolution No. 2022-11-22 as presented.

Roll Call Vote: Yes: Temple, Conroy, Koorndyk, P. Anderson, Roberson, and Stoneman
No: 0 Absent: Angell-Powell Motion passed.

B. Consideration for Expansion on Nonconforming House – 294 E. Lake Street

Motion by Ron Stoneman, second by Chris Conroy to approve the porch expansion on the nonconforming house of 294 E. Lake Street.

Roll Call Vote: Yes: Stoneman, Conroy, Koorndyk, P. Anderson, Roberson, and Temple
No: 0 Absent: Angell-Powell Motion passed.

C. Greg VanBoxel & Larry Doran – Wire Factory Property Introduction.

Larry Doran gave a presentation on the renovations of the Wire Factory Property, their plans to work with the Village and their Complete Streets project, and their intentions of future development for growth in the community.

Planning Commission Members were asked to send their questions about the project to Katie Anderson, Zoning Administrator where she would compile the list and share with Greg VanBoxel and Larry Doran.

D. August 1, 2022 Correspondence – Cottages at Lites Woods

Mr. Thomas Amon, Attorney for Mr. Richard Whitcomb, spoke about the three proposals his client prepared as zoning requests on the Lites Woods property.

Mr. Mike McKee, Realtor for Mr. Richard Whitcomb, spoke on the history of the property, the lot purchases, and about the lots possibly being divided.

Mr. Brian Monton, Attorney for the Village of Pentwater, stated to move forward the next step is to make a request for a public hearing on the amendment and section they are seeking to change, draft a proposed amendment and present it to the Planning Commission.

Motion by Ron Stoneman, second by Amy Roberson to hold a Public Hearing on January 24, 2023 for Cottages at Lites Woods.

Roll Call Vote: Yes: Stoneman, Roberson, Koorndyk, P. Anderson, Conroy, and Temple
No: 0 Absent: Angell-Powell Motion passed.

COMMITTEE/DEPARTMENT REPORTS

A. Zoning Administrator - Ms. K. Anderson’s written report was accepted by the Planning Commission.

B. Zoning Board of Appeals – No Meeting, No Report.

C. Master Plan Update – Mary shared that Version 6 of the Master Plan has been

reviewed. A December 1st work session is set between the writers and Zoning Administrators to go over their reviews. The Master Plan Steering Committee Members reviews on the plan are to be submitted the week of December 4th.

PUBLIC COMMENTS – None

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS – None

ADJOURNMENT

Motion by Ron Stoneman, second by Amy Roberson to adjourn the meeting at 7:13pm.
Voice Vote: Aye: 6 Nay: 0 Absent: 1 Motion passed.

Respectfully Submitted,
Kate Anderson, Zoning Administrator

November 29, 2022

Approved by the Village of Pentwater Planning Commission on _____.