



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 9, 2021

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, Paul Anderson, Chris Conroy, and Ron Stoneman.

Absent: Amy Roberson, Mary Temple, and Michelle Angell-Powell.

Staff Present: Keith Edwards, Zoning Administrator.

APPROVAL OF AGENDA

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

Voice Vote: Aye: 4 Nay: 0 Absent: 3 Motion passed.

APPROVAL OF REGULAR MEETING MINUTES

Motion by Stoneman, second by Anderson to approve the September 28, 2021, regular meeting minutes.

Voice Vote: Aye: 4 Nay: 0 Absent: 3 Motion passed.

PUBLIC COMMENTS FOR ITEMS ON THE AGENDA:

Dan Hoekstra, 160 E. Fourth Street - provided the following comment in writing: good evening, The Concerned Citizens of Pentwater group watched the last Council meeting and was not shocked at the 4-3 vote failure to rescind the marijuana ordinance. This would have allowed the residents of Pentwater to have an awareness and a voice to freely express our opinions to the Village Council before a vote. With the failure of the rescinding vote behind us and the obvious conclusion by 4 members of the Council not in doubt. We have chosen to take this issue to the constituents of Pentwater through an Initiative for a Referendum vote in May of 2022. As the Village Attorney, Brian Monton is aware, this process has already begun. He received a phone call from our attorney, Brion Doyle of Varnum Law Offices in Grand Rapids last week. This process could halt all discussions of the Village Council and Planning Commission regarding the marijuana ordinance. That is the Council and current administration's call. If they wish to waste the taxpayer's money on attorney's fees and the Planning Commission's time on the marijuana discussion so be it. Time may be more well spent on the Master Plan and the larger concepts of the Village for the Council. We will, however, follow this through to completion with a vote in May at the General Election.

Amanda Lewandowski of 338 Sixth Street – stated that the number of villages with marijuana dispensaries is growing in Michigan and is now 15. She has copies of information in support of marijuana sales for anyone that would like it.

Dallas Birdsley of 81 S. Wythe Street asked if there will be a public hearing on this matter?

PUBLIC HEARING – None.

OLD BUSINESS – None.

NEW BUSINESS

- A. Consideration for rescheduling the December Planning Commission meeting from December 28 to December 16, 2021 or January 6, 2022, and to cancel the scheduled December 28, 2021 meeting.**

Motion by Anderson, second by Conroy to postpone the December 28, 2021 regularly scheduled meeting of the Planning Commission to January 6, 2022.

Voice Vote: Aye: 4 Nay: 0 Absent: 3 Motion passed.

- B. Request to vacate a portion of First Street (formerly Sixth Street) between Clymer and Washington – Set a date for a Public Hearing.**

Motion by Stoneman, second by Anderson to set the date of January 6, 2022, for a public hearing to consider vacating a portion of First Street east of Washington St., and west of the vacated portion of First Street west of Clymer St.

- C. Request to divide a portion of Lots 7 and 8 of Block 53 of the Village of Pentwater.**
Zoning Administrator Keith Edwards provided an overview of the request by Debra Deward of 515 E. Second Street in Pentwater. Debra’s residence is located on lot 1 of Block 53 of the Village of Pentwater and Lots 7 & 8 are vacant lots adjacent to her home, but bisected by the Pine Creek, east of the residence. The request is to divide Lots 7 & 8 and the vacated west ½ of Morris Street at the creek, keeping the west side of lots 7 & 8 with the residence and transferring the east side of Lots 7 & 8 to the adjacent property, known as 639 E. Second Street. The east side of Lots 7 & 8 cannot stand on their own as a buildable lot because they are undersized and do not meet the requirements of the R2 Zoning District and must remain with 639 E. Second Street, also known as Lots 1 & 2 of Block 60, and the east ½ of vacated Morris St.

Motion by Stoneman, second by Anderson to recommend the Village Council approve the requested division of platted lots 7 & 8 and the west ½ of Morris Street as shown on the survey subject to the following conditions:

1. Parcel 1 shall become owned by and remain with the adjacent property to the east, Parcel No. 64-044-730-001-00 (a.k.a. 639 E. Second Street);
2. Receipt of appropriate deeds to memorialize the ownership of Parcels 1 and 2; and,
3. Recording of the appropriate deeds and survey(s) with the Oceana County Register of Deeds.
4. All costs for the above shall be the responsibility of the applicant.

Voice Vote: Aye: 4 Nay: 0 Absent: 3 Motion passed.

D. Draft Communication to the Village Council regarding a proposed amendment for Marijuana Provisioning Centers / Retailers within the C3, Central Business District.

The Planning Commission reached consensus to have the PC Chairperson and Staff draft write a letter to the Village Council to ask the Council for direction on the matter, since there has not been a formal motion that was passed by the Council to actually take up a Zoning Ordinance amendment.

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 October, 2021.

PUBLIC COMMENTS:

Jim Karner of 416 N. Rush St. – stated that he was confused about the marijuana ordinance because he thought the Village Council said the issue is up to the Planning Commission.

Dan Hooker of 586 E. Sixth Street asked the Planning Commission to give deep thought to locating dispensaries and thanked the Planning Commission for putting up with the heat of the issue.

Amanda Lewandowski of 338 Sixth Street stated that she seeks to advocate for and educate people about the use of cannabis and there are benefits in rehabilitating old buildings for marijuana uses.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS: None

ADJOURNMENT

Motion by Stoneman, second by Conroy to adjourn the meeting at 6:57 pm.

Respectfully Submitted,
Keith Edwards, Zoning Administrator

November 16, 2021

Approved by the Village of Pentwater Planning Commission on January 6, 2022.