



## 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 – December 20, 2017

Chairman Ron Christians called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 7:02 pm, with the Pledge of Allegiance.

### ROLL CALL

**Present:** Bruce Koorndyk, Michelle Angell-Powell (by telephone), Mark Benner, Ron Christians & Paul Anderson.

**Absent:** Kirstin McDonough (excused).

**Staff Present:** Keith Edwards, Zoning Administrator, and Chris Brown, Village Manager.

### APPROVAL OF AGENDA

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

Voice Vote: Aye: 5                      Nay: 0                      Absent: 1                      **Motion carried.**

### APPROVAL OF REGULAR MINUTES

**Motion** by Benner, second by Anderson to approve the November 15, 2017 regular meeting minutes as submitted.

Voice Vote: Aye: 5                      Nay: 0                      Absent: 1                      **Motion carried.**

**PUBLIC COMMENTS** – Present in the audience was Eva Gregwer. No comments from the audience were submitted at this time.

**PUBLIC HEARING** - Zoning Ordinance Amendment to reduce the number of ZBA regular members from 7 to 5. Chairman Christians opened the public hearing at 7:08 pm.

The Planning Commission took public comments on a Zoning Ordinance amendment to change the number of Zoning Board of Appeals (ZBA) members from seven (7) to five (5), while still retaining two (2) alternates. Eva Gregwer asked how many regular members were currently serving the ZBA, and the answer from the Zoning Administrator was five.

See no further requests to speak from the audience, Chairman Christians closed the public hearing at 7:10 pm.

### OLD BUSINESS

Discussion of proposed Zoning Ordinance amendment to change the number of ZBA members from seven (7) to five (5) as requested by the ZBA to change the ZBA by-laws. After taking in only one public comment (see above), the Planning Commission recommended that the Village Council approve the proposed amendment.

**Motion** by Benner, second by Anderson to recommend the Village Council approve a Zoning Ordinance amendment to change the number of ZBA members from seven (7) to five (5) as requested by the ZBA.

Voice Vote: Aye: 5 (Angell-Powell by telephone) Nay: 0 Absent: 2

**Motion carried.**

**A. Master Plan Amendment for Downtown Pentwater.**

**1. Review of Chapter 3 of the 2015 Master Plan Update.**

Mr. Edwards reviewed his report, commenting primarily on the goals of the 2015 Master Plan Update. Planning Commissioners recommended, among Mr. Edwards proposed changes, adding internet accessibility to infrastructure needs, and cottage industries and work at home opportunities for consideration.

**2. Review of Chapter 4 of the 2015 Master Plan Update.**

Mr. Edwards reviewed his report, commenting primarily on the Commercial and Residential Uses of the 2015 Master Plan Update. Planning Commissioners discussed the need to gather additional information regarding weekly residential rentals and accessible and affordable housing options.

**3. Assignment of information gathering tasks to Planning Commissioners.**

Mr. Edwards asked the Planning Commissioners to play a lead role in eliciting information and help from the public and other sources to lead a committee focusing on certain topics and the Planning Commissioners confirmed their involvement except for Kirstin McDonough who was absent:

- Waterfront Community – Bruce Koorndyk
- Garden Community – Kirstin McDonough
- Arts Community – Paul Anderson
- Historic Heritage – Ron Christians
- Downtown Economy – Mark Benner
- Complete Streets and Infrastructure – Michelle Angell-Powell

Planning Commissioners will work with Staff, consultants and the public to address each of the above topics for the Downtown Pentwater Plan.

**NEW BUSINESS** – Vice Chairperson Michelle Angell-Powell was no longer connected by telephone for the remainder of the meeting.

**A. Zoning Ordinance Amendment to Separate the Village of Pentwater from the Pentwater Community Zoning Ordinance.** Zoning Administrator Keith Edwards introduced a Zoning Ordinance amendment to rename the Pentwater Community Zoning Ordinance as the Village of Pentwater Zoning Ordinance and remove all references to Pentwater Township from the Zoning Ordinance.

**Motion** by Koorndyk, second by Anderson to set a date of January 17, 2018 for a public hearing to take public comments on the proposed Zoning Ordinance Amendment.  
Voice Vote: Aye: 4            Nay: 0            Absent: 2            **Motion carried.**

**B. Zoning Ordinance Amendment to consider a Zoning Ordinance Amendment prohibiting Medical Marihuana Facilities.** Zoning Administrator Keith Edwards introduced a Zoning Ordinance amendment to prohibit Medical Marihuana Facilities from the Village of Pentwater.  
**Motion** by Koorndyk, second by Benner to set a date of January 17, 2018 for a public hearing to take public comments on the proposed Zoning Ordinance Amendment.  
Voice Vote: Aye: 4            Nay: 0            Absent: 2            **Motion carried.**

**COMMITTEE/DEPARTMENT REPORTS**

**A. Zoning Administrator** – Mr. Edwards’ written report was received by the Planning Commission.

**B. Zoning Board of Appeals** - No meeting, no report.


**COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS** – None.

**PUBLIC COMMENTS** – None.

**ADJOURNMENT**

**Motion** by Benner, second by Anderson to adjourn the meeting at 8:40 pm.  
Voice Vote: Aye: 5            Nay: 0            Absent: 1            **Motion carried.**

Respectfully Submitted,

  
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Keith Edwards  
Zoning Administrator

January 2, 2018  
Date

Approved by the Village of Pentwater Planning Commission on January 17, 2018.