

Village of Pentwater

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Special Meeting of Village Council MEETING MINUTES MAY 23, 2022, at 6:00 P.M. PARK PLACE 310 NORTH RUSH STREET

I. CALL TO ORDER

President Jeff Hodges called the regular meeting of the Pentwater Village Council to order at 6:00 P.M. from the Park Place Meeting Center at 310 North Rush Street.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Michelle Angell-Powell, Dave Bluhm, Jared Griffis, Dan Nugent, Don Palmer, Claudia Ressel-Hodan, Jeff Hodges.

Absent: None

Also, present: Village Manager Chris Brown, Clerk/Treasurer Rande Listerman and Zoning Administrator Keith Edwards.

IV. PUBLIC COMMENTS – On the agenda

Chris Conroy, 560 South Hancock, Unit 21 – Would like the Council to give consideration to adjourning the decision on the Purchase Agreement for 327 South Hancock until the Planning Commission meets on May 24, 2022.

V. APPROVAL OF THE AGENDA

President Hodges requested an approval of the agenda. *Motion* Palmer supported by Angell-Powell to approve the agenda as presented.

VOICE VOTE: YES: 7. NAYS: 0. ABSENT: None. Motion approved 7 - 0.

VI. ANNOUNCEMENTS

A. Comments from the President.

President Jeff Hodges stated the reason the Special Council Meeting date was set before the Joint Planning Commission Meeting is this meeting was necessary today to discuss approval of an application for the ARPA Grant of \$50,000 with Oceana County that is due on May 31st.

VII. UNFINISHED BUSINESS

A. None.

VIII. NEW BUSINESS

A. Purchase Agreement 327 South Hancock Street.

Motion by Angell-Powell, supported by (no support) to approve adjourning the decision on the Purchase Agreement for 327 South Hancock Street until after the Planning Commission meets tomorrow, May 24th.

Motion died for lack of support.

Discussion was held regarding the Purchase Agreement for 327 South Hancock Street.

President Jeff Hodges – We are considering a future development for our town but the Zoning needs to address the issues for example of building height and parking.

Trustee Ressel-Hodan – I would like to see more details with the proposal, the architectural drawings, the timeline, and a performance bond.

Trustee Angell-Powell – Maybe they should consider reaching out to Steve Bass to draw some renderings to give a visual to this board for the future proposal.

Village Manager Chris Brown – It is not unusual for a developer to wait to see if the concept is acceptable before the architectural drawings are completed. Also, I did check with County Administrator Robert Sobie and the Brownfield approval could be about a 60-day turnaround once they receive the application. Remember, if condos are approved that would not be part of the Brownfield. The taxable value of the condos would give all entities a tax revenue immediately, instead of waiting up to 14 years on the Brownfield.

Trustee Dan Nugent – Brought discussion for the “Listed the Guidelines” that Community Economic Development Committee came up with for 327 S. Hancock at their meeting on September 29, 2021. 1. Year-Round Business 2. Employees a minimum of 6 people 3. Year-Round Transient Lodging – Boutique Hotel 4. Year-Round Dining, and Entertainment.

Trustee Angell-Powell – The Planning Commission wants to spear head development on Main Street.

Motion by Angell-Powell, supported by Ressel-Hodan to adjourn the decision on the Purchase Agreement until the Regular Council Meeting on June 13, 2022, to give time for the joint Planning Commission to meet and discuss the Zoning that needs to be changed to accommodate the proposal.

ROLL CALL VOTE:

YES: Bluhm, Griffis, Nugent, Palmer, Ressel-Hodan and Hodges. NAYS: Angell-Powell.

ABSENT: None. Motion approved 7 – 0.

B. Harbor Committee – Channel Dredging.

Motion by Angell-Powell, supported by Palmer to approve Dave Bluhm and Chris Conroy submitting an application to Oceana County for \$50,000 in ARPA funds to use towards the purchase of a dredge and weed harvester for Pentwater Lake and Pentwater Channel.

Discussion was held regarding the details of purchasing and financing options for the dredge.

If the application is approved all of the details will come before the Village Council to be worked out and presented for approval. The Council can also decide not to take the funds and return them if they chose.

ROLL CALL VOTE: YES: Angell-Powell, Bluhm, Griffis, Nugent, Palmer Ressel-Hodan and Hodges. NAYS: None. ABSENT: 0. Motion Approved: 7 – 0.

C. Pentwater Chamber of Commerce 4th of July Fireworks Permit.
Motion by Angell-Powell, supported by Ressel-Hodan to approve the Pentwater Chamber of Commerce Permit for 2022 4th of July Fireworks Display and the donation of \$1,000.00 towards the display.

IX. CLOSED SESSION

None.

X. PUBLIC COMMENTS

Sue Johnson, 318 Hanover St. – When was the list of the criteria for proposed use for 327 S. Hancock Building discussed by the Village Council.

Trustee Ressel-Hodan – Reminder to everyone the Start of Summer Party is Sunday, June 5th.

Village Manager Chris Brown – The Channel Lane Park Pavilions and Building will have the roofs replaced this year. We are waiting on the contractor’s availability. Spring Leaf pickup will continue through May 31st. Watch the website for which Zone the DPW Staff are working in. The staff is also working on filling in the potholes. We are waiting on the Army Corp of Engineers to let out the bid for White Lake and Muskegon Dredging, hopefully by the end of next week, to secure a contractor for dredging the Pentwater Channel. The hope is the company that secures the bid will add Pentwater to the list of projects.

XI. ADJOURNMENT

President Hodges adjourned the meeting at 6:49 P.M.

Respectfully submitted,

Rande Listerman, MiCPT, CPFA, CPFIM, MiPMC
Clerk/Treasurer

Date