

# ***Village of Pentwater***

65 S Hancock St., PO Box 622 Pentwater, Michigan 49449  
(231) 869-8301 Website: [www.pentwatervillage.org](http://www.pentwatervillage.org)

## **Village Council -Regular May 8, 2023 Park Place Meeting Center 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 pm. from 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, Kathy O'Connor, Don Palmer, and Jeff Hodges.

Absent: None.

Also, present: Village Manager Chris Brown, Clerk/Treasurer Rande Listerman, Officer Amanda Sniegowski & Zoning Administrator/Rec Director Kate Anderson.

### **IV. PUBLIC COMMENTS – On the agenda**

*Ron Beeber, 605 6<sup>th</sup> St.* – appreciates the hard work of the council. I take from the agenda tonight, there is a building for sale, if the council has any discretion, I would like to put a plug in for the chamber. If the chamber office disappears from Main St., the visitors may go into the village office to have their questions answered by the staff.

*President Jeff Hodges* shared there will not be a decision on 326 S. Hancock tonight. At this point 326 S. Hancock St is not listed for sale. At April's council meeting we received an offer on the building. The Council sent this to the Building and Grounds committee to review and bring back to the Council their findings. The Building & Grounds committee has not met yet. On April 27<sup>th</sup> the Village received another offer which was from the Chamber of Commerce. The council will discuss this issue as an action item on the agenda tonight.

*Bill Frame, 760 E. Hanover St.* – the other bidder is myself and my wife Roxann. Our intent is to keep leasing to the Chamber of Commerce. Roxann plans on opening a bakery again in the downtown area. We plan on being open all year long.

*Eva Grewgor, Chamber of Commerce* – The Chamber's intent is to look for a permanent location. We have been going around and around since 2020 with the question of what is the village's intention for 326 S. Hancock St.?

### **V. APPROVAL OF THE AGENDA**

President Hodges requested an approval of the agenda.

*Motion* by O'Connor supported by Palmer to approve the agenda as presented.

VOICE VOTE: YES: 7. NAYS: 0. ABSENT: 0.  
Motion approved 7 - 0.

## **VI. CONSENT AGENDA**

- A. Approval of Minutes: Regular Council Meeting on April 10th, 2023, Special Council Meeting on April 18<sup>th</sup>, 2023.
- B. Disbursements Village: Accounts Payable - \$78,657.98; Payroll - \$73,999.90.
- C. Disbursements from Township: Fire Department – \$43,858.03.
- D. Commission & Board Reports: Planning Commission, DDA, and City Feasibility Study.
- E. Requests for Village Green Property use:
  - 1. Pentwater HS Graduation , Scott Karaptian, May 25<sup>th</sup> Rehearsal 9A.M.- Noon, Ceremony at 7P.M.
  - 2. VFW Memorial Day Program – May 29<sup>th</sup>, 2023 @ 10 A.M.
  - 3. VFW Poppy Sales – May 27<sup>th</sup> & Aug 12<sup>th</sup> @ 8A.M.-1:00 P.M.
  - 4. Wedding, Kristine Kletke - July 20<sup>th</sup>, 2024 @ 5 - 8P.M.

*Motion* by Bluhm second by Nugent to approve the consent agenda items as presented.

ROLL CALL VOTE: AYES: Angell Powell, Bluhm, Griffis, Nugent, O'Connor, Palmer and Hodges.

NAYS: 0. ABSENT: 0. Consent agenda items approved 7 - 0.

## **VII. ANNOUNCEMENTS**

- A. Comments from the President.

## **VIII. CORRESPONDENCE**

- All correspondence directed to the Village Clerk is received and filed and emailed on to the Village Council.

The following citizens sent correspondence to the Village Clerk for the Village Council.

- 1. Thomas M. Amon, Warner Norcross & Judd LLP.

## **IX. VILLAGE DEPARTMENT REPORTS**

*Reports are in the meeting packet and posted on [www.pentwatervillage.org](http://www.pentwatervillage.org).*

- A. Village Manager - Report submitted in writing.

- B. Clerk/Treasurer - Report submitted in writing.

*Motion* by Palmer, supported by Bluhm to receive the January 2023 financials as presented.

VOICE VOTE: AYES: Angell Powell, Bluhm, Griffis, Nugent, O'Connor, Palmer and Hodges.

NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

- C. Police Chief – No written report available.

- D. Fire Chief – Report submitted in writing.
- E. Zoning Administrator – Report submitted in writing.
- F. Rec Director – Report submitted in writing.

**X. PUBLIC HEARING**

None.

**XI. COMMITTEE REPORTS**

- A. Building & Grounds – No meeting, no report.
- B. Finances – No meeting, no report.
- C. Ordinances – No meeting, no report.
- D. Personnel – No meeting, no report.
- E. Planning/Economic Development – No meeting, no report.
- F. Services – No meeting, no report.

**XII. UNFINISHED BUSINESS**

- A. Request for Map Amendment by Mr. Dick Whitcomb of Whitcomb Trust Property to the Zoning Ordinance to rezone a portion of Lites Woods PUD property, Parcel ID No. 64-044-620-126-20, and 64-044-620-125-00 from PUD to R-2.

*Motion* by Angell-Powell, supported by O'Connor to support the recommendation of the Planning Commission in denying the request for map amendment by Mr. Dick Whitcomb of Whitcomb Trust Property to the Zoning Ordinance to rezone a portion of Lites Woods PUD property, Parcel ID No. 64-044-620-126-20, and 64-044-620-125-00 from PUD to R-2.

Discussion was held:

*Trustee Palmer* asked Village Manager Chris Brown when were your conversations with Mr. Whitcomb?

*Village Manager Chris Brown* stated that he met with Mr. Whitcomb in late 2018 or early 2019 regarding the property.

*Trustee Palmer* thanked the developer for putting together the utility information. It was helpful.

ROLL CALL VOTE: AYES: Angell Powell, Bluhm, Griffis, Nugent, O'Connor, Palmer and Hodges. NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

- B. Utility Agreement for Township North.  
*Motion* by Palmer, supported by Griffis to approve the edits to the Township North Utility Agreement contracts.

ROLL CALL VOTE: AYES: Angell Powell, Bluhm, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges. NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

Discussion was held:

In regards to the legal opinion from 2012 regarding the balance of the funds remaining in Township Sewer.

*Motion* by Palmer, supported by Angell-Powell to adjourn until the audits are completed on the Township Sewer fund.

ROLL CALL VOTE: AYES: Angell Powell, Bluhm, Griffis, Nugent, O'Connor, Palmer and Hodges. NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

C. Social District.

Discussion was held regarding the Social District. Since the VPAC meeting was cancelled Zoning Official Kate Anderson did not get the opportunity to hand out the questionnaire. Kate will move forward with the questionnaire via the website, email blast posting at the library and village office. The results will be submitted at the June Village Council meeting. Trustee Dave Bluhm asked that the resolution be included on the June agenda.

D. 326 S. Hancock Street

*Motion* by Griffis, supported by Palmer to publish the intent to sell 326 S Hancock St. with the closing of the sealed bids in 30 days.

Discussion was held.

Motion was withdrawn by Griffis.

*Motion* by Nugent supported by Bluhm to have President Hodges send the intent to sell, 326 S. Hancock St. to the Building and Grounds Committee for a recommendation on the sealed bid process.

ROLL CALL VOTE: AYES: Angell Powell, Bluhm, Griffis, Nugent, O'Connor, Palmer and Hodges. NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

E. 5-Year Rec Plan

*Motion* Palmer by supported by Nugent to continue to collaborate with Pentwater Township and Pentwater Schools on the 5- Year Rec Plan as in the past.

ROLL CALL VOTE: AYES: Bluhm, Griffis, Nugent, O'Connor and Palmer.  
NAYS: Angell-Powell and Hodges. ABSENT: 0. Motion approved 5 - 2.

### **XIII. NEW BUSINESS**

A. City Feasibility Study Report.

*Motion* by Bluhm, supported by Palmer to approve the recommendation from the committee to receive the City Feasibility Study Report and to have the report place on the village website, so the ad-hoc committee may receive input from the public at a informational meeting held on Monday, June 5<sup>th</sup> from 6:00 to 9:00 P.M. at Park Place Meeting Center hosted by the ad-hoc committee.

ROLL CALL VOTE: AYES: Angell Powell, Bluhm, Griffis, Nugent, O'Connor, Palmer and Hodges. NAYS: 0. ABSENT: 0. Motion approved 7 – 0.

B. 326 S. Hancock Street – Chamber of Commerce Offer.

Discussion was held during Unfinished Business, Item D.

C. Resolution No. 2023-05-13 Return of Delinquent Taxes.

*Motion* by Palmer, supported by Griffis to approve Resolution No. 2023-05-13 Return of Delinquent Taxes.

ROLL CALL VOTE: AYES: Angell Powell, Bluhm, Griffis, Nugent, O'Connor, Palmer and Hodges. NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

D. Historical Society Project – Building Stories.

*Motion* by Palmer, supported by Griffis to approve the Historical Society Project – Building Stories. The Society will work with the Village Manager Chris Brown regarding placement of any posters on village property.

VOICE VOTE: AYES: 7. NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

**XIV. PUBLIC COMMENTS:**

*Joan Lundburg, 250 Ellory St.* - How do we get the surveys?

*Zoning Official Kate Anderson* stated we announce this in the newspaper, the website, banner on the electric sign in town, have them available at the library, the school, the village office and you may sign up for the email blast.

*Paula DeGregorio, 270 Sands* – asked if there was an appraisal done on the property? On the North Park usage, the first time she has seen children playing on the equipment was this weekend.

*Karl Schrupf, 214 S Wythe* – I have been dealing with governments for over 40 years and I was concerned over the process of the sale of the building.

*Glen Beavis, 7158 Crescent Drive Pentwater Twp.* – had concerns over the overflow of grey water that went into the pond. Hoping we get a status of the clay base.

**XV. COUNCIL COMMENTS:**

*Trustee O'Connor* will discuss with the City Feasibility Study committee how we may let those that cannot attend on June 5<sup>th</sup> Public Informational Meeting send their comments and questions in advance.

*President Jeff Hodges* – announced the Start of Summer Party is June 4<sup>th</sup> at the Village Marina. Look for information on the Village website.

*Trustee Bluhm* – Great news on the dredging beginning in early June. Soundings have been

completed on the Channel. The center is ok for most boats to pass through but the edges are a problem. Please follow us on [www.protectpentwaterchannel.org](http://www.protectpentwaterchannel.org) and our Facebook page "Protect Pentwater Harbor" for updated information.

*Trustee Dan Nugent* – We have 3 children and spend our evenings between the playgrounds at the school, beach and the North End Park. So, the North End Park equipment does get used.

**XVI. CLOSED SESSION**

None.

**XVII. ADJOURNMENT**

President Jeff Hodges adjourned the meeting 7:57 P.M.

Respectfully submitted,

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

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Date