



Pentwater Planning Commission Regular Meeting Minutes – May 28, 2024

Vice Chairperson Mary Marshall called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 6:00 pm, at Park Place, 310 N. Rush Street, Pentwater, with the Pledge of Allegiance.

ROLL CALL

Present: Kyle Jansen, Phil Frame, Mary Marshall, Tim Kelley, Amy Roberson, and Ron Stoneman (6:37pm)

Absent: Chris Conroy.

Staff Present: Katie Anderson, Zoning Administrator.

APPROVAL OF AGENDA

Motion by Frame, second by Jansen to approve the agenda as presented.

Voice Vote: Aye: 5 Nay: 0 Absent: 2 Motion passed.

APPROVAL OF REGULAR MEETING MINUTES

Motion by Roberson, second by Frame to approve the April 2, 2024, regular meeting minutes as presented.

Voice Vote: Aye: 5 Nay: 0 Absent: 2 Motion passed.

PUBLIC COMMENTS FOR ITEMS ON THE AGENDA

Mary Marshall – I would like to start by welcoming Tim to the Planning Commission.

Tim Kelley – I am happy to be here and a part of this committee. I hope I will be able to contribute and would appreciate any advice. About myself, I am glad to be alive, life is a gift and an old friend once said to me that “every day is a bonus.” I have come to appreciate that life is a gift. We have lived in many places and I must say, this is very close to being the nicest place I have ever lived. The environment and the people. We first came to Pentwater in 2006 and we have lived here full time since 2017 when I retired from the Food and Agricultural Organization of the United Nations that is located in Rome, Italy. We tend to keep a low profile; we don’t want to get involved in too many things. We are involved in the church; St. Vincent, St. Joseph, and St. Simon. I volunteer at the Medical Care Facility and at the Bargain Center in Ludington. In the past I used to substitute teach at the local schools. My professional life has mostly been abroad. I started as a Peace Corp volunteer in Nepal back in 1977 and from thereafter I did stints in Bangladesh for 2 ½ years and India for 9 years and then we spent a year in Australia before we moved to Italy where we were

for 17 years. My undergraduate degree is Crops Science from Michigan State University and I have a Ph.D. in Agriculture Economics from University of Illinois Urbana-Champaign. My professional work has been about agriculture research, priority setting, monitoring and evaluation, and impact assessment, especially in the last 17 years. In India, I was an active researcher and economics with a team of biological scientist, I was the economist on the team. I love my work, International Ag RND, the system I was associated with is huge, it's an NGO, it gets contributions from 60-70 different countries and donor groups. There are 15 international agriculture centers with a budget of 900 million a year. They are doing a lot of work towards poverty alleviation, food security and environmental sustainability. That was our goal in Italy. I love my work but I love retirement even more.

Mary Marshall – We are thrilled that you are on the Commission with us, it's great to have you.

PUBLIC HEARING

Applicant withdrew request.

OLD BUSINESS

None.

NEW BUSINESS

A. ZBA Ex Officio Appointment

Motion by Frame, second by Roberson to appoint Ron Stoneman as the Ex Officio member to the Zoning Board of Appeals.

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

COMMITTEE/DEPARTMENT REPORTS

A. Zoning Administrator – Ms. Anderson's written report was accepted by the Planning Commission.

- Katie Anderson – I want to bring to the attention of the Commissioners a scenario for the C-3 District regarding food trucks. There is not any zoning or Village ordinance that references food trucks. In previous years and administration food trucks have not been allowed in the Village with the exception of them being permitted on properties that currently have a restaurant. If a shipping container kitchen were to be developed on a property, therefore making the property an outdoor/takeout restaurant, do you feel it would then be appropriate to allow food trucks on that property with the outdoor kitchen/restaurant as it then follows what is currently being permitted on other properties.
- Discussion was held amongst the Commissioners about the current standings

of food trucks in the Village, if they are considered transient merchants and would need a license and asked about the establishment of an ordinance to reference food trucks. Adding that this should item should be on a future agenda.

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

PUBLIC COMMENTS

Larry Doran – 7499 N. Oceana Dr. – I am here representing Fiesta Grande. After the purchase of the old Pentwater Wire building, which we have put a lot of work in to, we were asked by the Village if the building could be a multi-use building. Meaning we would have production for the chips, a store front and possibly residential. The residential and the store front are future development and the production is up and running. If you drive down Carroll St. between Fourth and Fifth, it is a wreck. The sewer was not operable and I do not know how the people across the road even used the sewer. We have put aside 10,000 sq. ft. of the building to go along with the Village’s plan of having store fronts in there, because Carroll St. was going to be a second main street. There was going to be parallel parking, the landscape would be done, and we were asked to save some frontage and we are willing to put a lot of money into the building but we need the street done first. If anyone has been by Pentwood, heading south out of the Village, and compared to what it used to be to what it is now, it is the same ownership as Fiesta Grande, Greg VanBoxel. He isn’t going to do something that doesn’t look good. We are just wondering where the road progress stands. We know there is some turmoil in the Village and there are things going on but we want to move forward. Whatever happens downtown is downtown. We are going to take pride in that building, we do take pride in our building. It took us 20 months to take it from a wire factory to having the Department of Ag come in and say “oh my goodness guys, what did you do? It is absolutely gorgeous.” We are asking the Planning Commission and the Village to move forward on the road. Don Palmer was supposed to have a meeting with Greg (Service Committee meeting), two weeks ago on a Friday at 5:30pm, and Greg rushed backed to town from Grand Rapids and Jared Griffis rushed back from Muskegon for the meeting and no one was there. There was no call, no nothing. We are just wondering where we are at?

Phil Frame – asked if this had been brought up to the Council and to the Village Manager?

Katie Anderson – stated that there had been multiple meetings in the Village office about Carroll St. with Larry and Greg over the last year.

Larry Doran – We were promised a few things, there are a couple of telephone poles, its Frontier, the last Village Manager said he would take care of that. We would like to get those out of there and we would like to get this done. We are willing to put some money into it. We’ve talked to the Village Manager prior to this, Katie has been informed on most of the stuff that we’ve done and want to do. We want to move forward, we really do. In the next couple of weeks, we will have the new parking lot striped, and we have been on

Weesie's to get things done.

Phil Frame – In my opinion, the best approach would be to approach Jeff again, sit down with him, have a meeting with him, lay out your ideas and plans again and get it on the Council agenda. He sets the agenda.

Greg VanBoxel – 461 S. Rush St. – I have spoken to Jeff as well and he has indicated that it was going to get done. Last year we started this with Chris, the prior Manager, and the plan was the streetscape, a commercial corridor was going to be created down Carroll St. starting from Sixth St. all the way down with parallel parking. It was a cool idea to have two main street corridors. Back then, Chris said that we could take it from Sixth to Fourth to get that section done instead of doing the entire street at once. And it made a lot of sense to do it in sections. In my view, that is a good way to start. Carroll St. between Fifth and Fourth is really rough from the sewer repair and now that the infrastructure has been taken care of, its ready to go. The parallel parking would be very practical for the Village and we don't intend to use those spots. We have our own parking lot and we have employee parking on the east and north side of the building. We want to be able to clean up the area and landscape it on Carroll St. There are the two Frontier poles that need to be removed, we are almost in June and paving guys are busy and I asked Jeff a month or so back about moving this forward.

Phil Frame – Building and Grounds is meeting next Monday, I can add it to the agenda. It is a Building and Grounds issue since it is a city street. It's an early meeting, 8am here at Park Place on the 3rd.

Greg VanBoxel – Jeff indicated at the last meeting it was going to be done, its on the plan.

Mary Marshall – Let's work on getting you where you need to be.

Larry Doran – We want to say that Katie is doing a wonderful job. She has been very thorough in helping us.

Greg VanBoxel – Kate is doing a great job; we really appreciate her and what she has done. Whatever that means for our future and this town, she is very attentive to us and has done a great job over the years and again, we appreciate her.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS

Phil Frame – I have a question for Katie. Kenny Adams did the sewer work on the Carroll St. job, that was last fall and the emergency money the Council approved (approx. \$30,000), and the job was done quickly, when did street meetings start?

Katie Anderson – The first meeting that Chris had with Larry and Greg was more than a year ago. It was before the emergency sewer infrastructure had occurred.

ADJOURNMENT

Motion by Stoneman, second by Roberson to adjourn the meeting at 6:39pm.
Voice Vote: Aye: 6 Nay: 0 Absent: 1 Motion passed.

Respectfully Submitted,

Katie Anderson, Zoning Administrator

Approved by the Village of Pentwater Planning Commission on _____