



VILLAGE OF PENTWATER

65 South Hancock Street, P.O. Box 622, Pentwater, Michigan 49449
(231) 869-8301 - FAX (231) 869-5120
www.pentwatervillage.org

**Planning Commission Regular Meeting
April 5, 2023 - 6:00 P.M. – In Person
Park Place Event Center – 310 N. Rush Street, Pentwater, MI**

Agenda

1. **Opening** – Welcome, Call to Order, and Pledge of Allegiance
2. **Roll Call**
3. **Approval of Agenda and Minutes.**
 - A. Approval of Agenda.
 - B. Approval of Minutes of February 28, 2023.
4. **Public Comments: For items on the agenda.**
5. **Public Hearing: None**
6. **Old Business: None**
7. **New Business:**
 - A. Review Language for Chapter 12 Amendment
8. **Department/Committee Reports**
 - A. Zoning Administrator – See Attached Report.
 - B. Zoning Board of Appeals – No Meeting, No Report.
 - C. Master Plan Update –
9. **Public Comments**
10. **Communications from Planning Commission Members**
11. **Adjournment**

Next Scheduled Planning Commission Meeting – April 25, 2023 at Park Place.



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 – February 28, 2023

Chairperson Bruce Koorndyk called the regular meeting of the Pentwater Village Planning Commission Meeting to order at 6:01 pm, in-person at Park Place, 310 N. Rush Street, Pentwater, with the Pledge of Allegiance.

ROLL CALL

Present: Bruce Koorndyk, Chris Conroy, Mary Temple, Amy Roberson, Ron Stoneman (6:51pm) and Michelle Angell-Powell.

Absent: Paul Anderson

Staff Present: Katie Anderson, Zoning Administrator, Brian Monton, Village Attorney and Rande Listerman, Village Clerk/Treasurer.

APPROVAL OF AGENDA

Motion by Mary Temple, second by Chris Conroy to approve the agenda presented.
Voice Vote: Ayes: 5 Nays: 0 Absent: 2 Motion passed.

APPROVAL OF REGULAR MEETING MINUTES

Motion by Chris Conroy, second by Amy Roberson to approve the January 24, 2023, regular meeting minutes as presented.
Voice Vote: Ayes: 5 Nays: 0 Absent: 2 Motion passed.

PUBLIC COMMENTS FOR ITEMS ON THE AGENDA

Thomas Amon – Attorney for Richard Whitcomb – Addressing January's minutes about what the previous Developer had committed to, we have made FOIA Requests to obtain the information about those agreements.

PUBLIC HEARING

- A. Recommendation from the Village Council to consider a Zoning Change from C-3 to C-4 on Hancock Street between Third Street and Fourth Street.
Parcel ID Numbers: 64-044-676-001-00, 64-044-676-001-50, 64-044-681-001-60, 64-004-681-002-00 and 64-044-681-004-00.

Chairperson Koorndyk opened the Public Hearing at 6:07pm.

PUBLIC COMMENTS

Kathy O'Connor – 337 N. Rush St. – Thank you to the Planning Commission for the packet, I would like more information about the parking situation between the C-3 and C-4 Districts and what would be allowed if zoning was amended to C-4.

Public Hearing was closed at 6:11pm.

OLD BUSINESS

- A. Consideration for Map Amendment to the Zoning Ordinance to rezone a portion of Lites Woods PUD Property, Parcel ID Numbers, 64-044-620-126-20 and 64-044-620-125-00 from PUD to R-2.

Section 20.04 Criteria for Amendment of the Zoning Map (Rezoning).

- A. Consistency with the goals, policies, and future land use guidelines of the Village of Pentwater Master Plan, including all applicable subarea and corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area;
 - Comments: The Commissioners agree that the PUD, as it is, follows the 2015 Master Plan.
- B. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district;
 - Comments: The Commissioners agree that there has been no evidence of any change to any of the features of the property.
- C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) or more of the uses permitted under the current zoning;
 - Comments: The Commissioners agree there has been no evidence brought to the Planning Commission stating the marketability is only there if it is rezoned nor any evidence stating there is no market value as it stands as a PUD.
- D. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values;
 - Comments: The Commissioners agree that Mr. Whitcomb's desire to build single family homes is allowed under the current conditions of the PUD and wouldn't need to be rezoned to R-2 to accommodate those desires.

- E. The capacity of Village infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the “health, safety, and welfare” of the Village residents;
- Comments: The Commissioners agree that there have been no changes to the PUD since its purchase by Mr. Whitcomb. At that time homes could be built on those parcels and haven’t been presented evidence to say that has changed since then.
- F. The apparent demand for the types of uses permitted in the requested zoning district in the Village in relation to the amount of land in the Village currently zoned to accommodate the demand; and
- Comments: The Planning Commissioners agree the existing PUD allows for single family homes under its current conditions and follows the Master Plan under its current conditions.
- G. Where a rezoning is reasonable given the above criteria, a determination shall be made that the requested zoning district is more appropriate than another district or amending the list of permitted or special land uses within a district.
- Comments: The Planning Commissioners agree that a rezoning of the properties on Victoria is unnecessary as the PUD in its current conditions allows for single family homes to be constructed.

Discussion between Planning Commission and Mr. Amon, Attorney for Mr. Whitcomb.

Mary Temple – Can you enlighten us and expand on what Mr. Whitcomb is looking to do.

Mr. Amon – If this board can recall, I was here last December and we had three alternative proposals. One of those was that we redid this as a condo within the existing PUD. What I am gathering tonight is that this board would prefer that route is but the sticking point is likely at a minimum going to be the installation of public water and sewer within the existing PUD. I think that is what I am gathering. I can have Mr. McKee speak to the cost associated with doing that. This is the first I have heard of that was the main objective.

Mary Temple – I want to state that, that is not the main objective. I am trying to understand the reason, when we look at the PUD designation, what is it down to? You are petitioning for R-2 would make it so the owner does not have to build that property.

Mr. Amon – We would like it to R-2 because we think the only viable use of that property, at the present moment, is the split plan that we submitted to the Village a long time ago. Which involves splitting these up into lots and selling them as lots to be developed individually instead of a group.

Chris Conroy – You could sell them individually today. As part of the PUD, they could be individual lots sold today. I know people who have bought two lots and put them together and put one house on the lot.

Mr. Amon – Those are within the existing PUD. The lot plan that we showed is different from the original PUD that was approved. What we have been told by the Zoning Administrator is that we

would have to go through an amendment process for that. I think what I am hearing from the Planning Commission is the developer pay to extend water and sewer.

Chris Conroy – That is part of the original agreement. The original agreement that he bought into is that he was buying into an existing PUD. That property was already an existing PUD.

Thomas Amon – Yes, the property is part of an existing PUD, which is why we have requested the rezoning. You just suggested to me that you could go ahead with this plan to split it into 7 lots and sell them off anyway.

Chris Conroy – Aren't those lots already designated on the parcels?

Thomas Amon – I am confused by your question. The lots are designated on the original site plan that was approved that was part of the condominium project, not the lots the units were designated on that.

Mary Temple – Are you speaking on the units on the remaining portion of the property?

Thomas Amon – Yes, but then the original plan contemplated potential expansion on to what is now the Whitcomb parcels.

Mary Temple – Then the developer would be obliged to put in sewer and water, is that correct?

Thomas Amon – I understand, I have heard that. Its not clear to me based on our FOIA Requests and I haven't seen a formal development agreement. I understand that would be the expectation but I have not seen that specific document.

Motion by Mary Temple, second by Amy Roberson to consider a Map Amendment to the Zoning Ordinance to rezone a portion of Lites Woods PUD Property, Parcel ID Numbers, 64-044-620-126-20 and 64-044-620-125-00 from PUD to R-2.

Roll Call Vote: No: Temple, Roberson, Conroy, Angell-Powell, and Koorndyk.

Yes: 0 Absent: P. Anderson, Stoneman Motion fails 5-0.

NEW BUSINESS

- A. Recommendation from the Village Council to consider a Zoning Change from C-3 to C-4 on Hancock Street between Third Street and Fourth Street.

Parcel ID Numbers: 64-044-676-001-00, 64-044-676-001-50, 64-044-681-001-60, 64-004-681-002-00 and 64-044-681-004-00.

Motion by Chris Conroy, second by Amy Roberson to recommend a Zoning Change from C-3 to C-4 on Hancock Street between Third and Fourth Street.

Roll Call Vote: No: Conroy, Roberson, Temple, Stoneman, and Angell-Powell.

Yes: Koorndyk Absent: P. Anderson Motion fails 5-1.

Motion by Chris Conroy, second by Ron Stoneman to recommend to Council to allow Hotels in the C-3 under Permitted Uses.

Motion rescinded.

Motion by Ron Stoneman second by Amy Roberson to recommend the Zoning Administrator begin preparation of a draft of the Zoning Ordinance Amendment to reflect that intent.

Roll Call Vote: Yes: Stoneman, Roberson, Conroy, Temple, Angell-Powell and Koorndyk.

No: 0

Absent: P. Anderson

Motion passed 6-0.

B. Rescheduling of March's Planning Commission Meeting

Motion by Ron Stoneman, second by Amy Roberson to reschedule March's Planning Commission Meeting to Wednesday, April 5th at 6pm.

Voice Vote: Ayes: 6

Nays: 0

Absent: 1

Motion passed.

COMMITTEE/DEPARTMENT REPORTS

- A. Zoning Administrator** - Ms. K. Anderson's written report was accepted by the Planning Commission.
- B. Zoning Board of Appeals** – No meeting, no report.
- C. Master Plan Update** – Ms. K. Anderson asked for a Master Plan update from members of the Master Plan Steering Committee.

Michelle Angell-Powell – I have a question about our Master Plan. I thought that we agreed with Keith and signed a contract that it would be done by December, is that true?

Rande Listerman – We did sign a contract.

Bruce Koorndyk – We didn't.

Rande Listerman – The Village Council did.

Bruce Koorndyk – What is your point?

Michelle Angell-Powell – Well, we are already two years behind. We are trying to play catch up.

Bruce Koorndyk – I do not think that we should change that here tonight. That does not make sense to me at all, bringing up something that we have nothing to do with, you do, we don't.

Chris Conroy – The Master Plan Steering Committee has met since our last Planning Commission meeting; I have reorganized the draft that you received and inserted comments that Keith gave us and I am meeting with him later this week to get those final edits. We should still be on track for a hearing this spring. Whether that is the April 28th meeting or not. Version 8 document has been restructured and I am getting with Keith to get the maps. As far as the commitment to have the Plan finished in December, we all wanted that. There are members of this group who made a personal commitment to still get this published.

Michelle Angell-Powell – My point is Katie is catching flak from some of the community for not having that done yet and she is trying to play catch up and get it going. I want to make a point that she is trying fast to get caught up and fill his shoes.

Chris Conroy – She has been doing an outstanding job filling his shoes in her Zoning Administrator function, as far taking on the Master Plan single handedly that is not fair.

Michelle Angell-Powell – I do not think she was taking it on single handedly. I am trying to make a point.

Bruce Koorndyk – Give us a description of what she is doing then.

Michelle Angell-Powell – Listen guys, I am referencing, for the public, so that they are aware that we were supposed to have it done by December and she (Katie) is catching some flak from the outside and council members that its not done yet. My point is, it was out of her hands, she is trying to fast-track too and that is it. It is that simple.

Chris Conroy – That is well stated. It just did not start that way.

Mary Temple – I was not available last month to work on it, I will be in town the week of the 13th and if I can assist you in any way, I would be happy to do it.

PUBLIC COMMENTS

Rande Listerman – 340 E. Hanover St. – This is something for you to think about. The Village is an engaged “Redevelopment Ready Community” and the services offered when we are certified include marketing and finance options for both the Village and the Developer. One of the requirements in becoming certified is a complete and current Master Plan. Plus, we need to streamline the process at the administrative level with a “Developer Review Process” in place to assist those that inquire about opportunities for development in the Village of Pentwater.

Mary Temple – We can be Redevelopment Ready even under our current Master Plan, correct?

Rande Listerman – Our plan was too old to use to be “Certified” as Redevelopment Ready Community, it did not have the criteria that they wanted to see. The Village Master plan was due in the 2019-2020 fiscal year.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS

Chris Conroy – With regard to Redevelopment Ready, Hart is under the Brownfield Authority and utilized Redevelopment Ready to put up affordable, senior housing in downtown Hart. It is extremely important to those of us on the Commission who have been working on the Master Plan to get it finished so that we can get certified and be in the same position as Hart is to getting those funds. There is no lack of desire from those who have been working on the

Master Plan to get it finished.

ADJOURNMENT

Motion by Ron Stoneman, second by Amy Roberson to adjourn the meeting at 7:30pm.
Voice Vote: Aye: 6 Nay: 0 Absent: 1 Motion passed 6-0.

Respectfully Submitted,

Katie Anderson

Katie Anderson, Zoning Administrator

March 1, 2023

Approved by the Village of Pentwater Planning Commission on _____.

DRAFT

MEMORANDUM

To: Village of Pentwater Planning Commission

From: Katie Anderson, Zoning Administrator

Date: March 15, 2023

**Subject: Recommendation from Village Council to Rezone the Sections of Hancock Street between Third and Fourth Street from C-3 to C-4.
Parcel ID Numbers: 64-044-676-001-00, 64-044-676-001-50,
64-044-681-001-30, 64-044-681-001-60, 64-044-681-002-00, 64-044-681-004-00**

Introduction

The Pentwater Village Council at their December 12, 2022 Meeting made a recommendation to the Planning Commission to consider rezoning the section of Hancock Street, between Third and Fourth Street, Parcel ID Numbers 64-044-676-001-00, 64-044-676-001-50, 64-044-681-001-30, 64-044-681-001-60, 64-044-681-002-00 and 64-044-681-004-00 from C-3 Central Business District to C-4 Hotel Resort District. Discussion was held amongst the Council, Council Minutes don't reflect any specific reasons, it was stated that the best option would be to rezone the section of Hancock Street, between Third and Fourth Street, from C-3 Central Business District to C-4 Hotel Resort District.

At the January Planning Commission meeting, the Planning Commission acknowledged the Village Council's request for a rezoning consideration on Hancock Street and set the Public Hearing date for February 28, 2023.

At the February Planning Commission meeting, the Public Hearing was held to gain public input about the C-3 to C-4 recommendation. During the Planning Commission's discussions, the motion to recommend the C-3 to C-4 rezoning for the section of Hancock Street, between Third and Fourth Street failed.

The Planning Commission then motioned to recommend the Zoning Administrator begin preparation of a draft of the Zoning Ordinance Amendment to reflect their intent to recommend to not rezone the section of Hancock Street, between Third and Fourth Street, but rather amend the text of Section 12.02 of the Village Zoning Ordinance to allow Hotels and Motels under Permitted Uses instead of its current status under Section 12.03 Special Land Uses.

Village Attorney, Brian Monton, has prepared language to reflect the Planning Commission's intent for Section 12.02 and 12.03 of the Village Zoning Ordinance.

Process

The Planning Commission is to review the language drafted by the Village Attorney, see attached. Upon review, the Planning Commission shall make a recommendation to the Village Council.

Recommendation

At this time, Staff recommends to the Planning Commission to approve the draft language and make a recommendation to the Village Council for a text amendment to Section 12.02 and Section 12.03 of the Village Zoning Ordinance.

VILLAGE OF PENTWATER
COUNTY OF OCEANA, MICHIGAN

At a regular meeting of the Village Council of the Village of Pentwater, held at Park Place, 310 North Rush Street, Pentwater, Michigan, on the ____ day of _____, 2023, at 6:00 p.m.

Members Present: _____.

Members Absent: _____.

The following ordinance and preamble were offered by Member _____ and supported by Member _____:

ORDINANCE NO. _____
AN ORDINANCE TO AMEND THE VILLAGE OF PENTWATER'S ZONING ORDINANCE
THE VILLAGE OF PENTWATER ORDAINS:

Section 1. Amendment to Section 12.02 – Permitted Uses. Section 12.02 of the Village of Pentwater Zoning Ordinance is hereby amended as follows:

SECTION 12.02 PERMITTED USES
(Amended 5-29-03) (Amended 8-5-04) (Amended ____ - ____-23)

Land and/or buildings in the C-3 District may be used for the following purposes by right:

- A. Office buildings for any of the following occupations:
 - 1. Executive, governmental, administrative, professional, designers, accounting, drafting, and other similar professional and service activities.
 - 2. Medical, optical, dental, and veterinary services.
- B. Banks, credit unions, savings and loan associations, and other similar uses, excluding those with drive-through facilities.
- C. Personal service establishments conducting services on the premises such as barber, beauty
- D. shops, massage establishments with a certified therapist, shoe repair, tailoring and dry cleaning, fitness centers, travel agencies, and other similar uses.
- E. Hotels and motels, including accessory uses, such as restaurants, gift shops, meeting rooms, and banquet facilities.

- F. Restaurants, excluding those with drive-through facilities.
- G. Coin operated laundries.
- H. Commercial day care.
- I. Parks, community buildings, and recreational facilities operated by a public, institutional, or private/non-profit organization.
- J. Retail businesses of less than ten thousand (10,000) square feet gross floor area conducting business entirely within an enclosed building.
- K. Accessory buildings, structures, and uses for Permitted and Special Land Uses, as regulated by Section 3.08.

Section 2. Amendment to Section 12.03 – Permitted Uses. Section 12.03 of the Village of Pentwater Zoning Ordinance is hereby amended as follows:

SECTION 12.03 SPECIAL LAND USES

Land and/or buildings in the C-3 District may be used for the following purposes when approved by the Planning Commission in accordance with the requirements of Chapter 15:

- A. Banks, credit unions, savings and loan associations, and other similar uses with drivethrough facilities.
- B. Retail businesses of ten thousand (10,000) square feet gross floor area or greater conducting business entirely within an enclosed building.
- C. Automobile service and repair facilities.
- D. Parking lots, public or private.
- E. Residential dwellings accessory to commercial or office uses.
- F. Churches and schools.
- G. Lodges and private clubs.
- H. Indoor theaters and commercial recreation centers, such as bowling alleys, skating rinks, and other similar uses.
- I. Marinas.
- J. Boat launches.

Section 3. Severability. Should any section, clause, or paragraph of this ordinance be declared by a court of competent jurisdiction to be invalid, the same will not affect the validity of the ordinance as a whole or part of it other than the part declared to be invalid.

Section 4. Repeal. All ordinances or part of ordinances in conflict with this ordinance are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 5. Publication and Effective Date. This ordinance will become effective seven (7) days after its publication or seven (7) days after the publication of a summary of its provisions in a local newspaper of general circulation in the Village.

AYES: Members: _____.

NAYS: Members: _____.

ABSENT: Members: _____.

ORDINANCE DECLARED ADOPTED.

Jeff Hodges, Village President
Village of Pentwater

Rande S. Listerman, Village Clerk
Village of Pentwater

STATE OF MICHIGAN)
) ss.
COUNTY OF OCEANA)

I hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the Village Council of the Village of Pentwater at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

Rande S. Listerman, Village Clerk
Village of Pentwater

VILLAGE OF PENTWATER
COUNTY OF OCEANA, MICHIGAN

At a regular meeting of the Village Council of the Village of Pentwater, held at Park Place, 310 North Rush Street, Pentwater, Michigan, on the ____ day of _____, 2023, at 6:00 p.m.

Members Present: _____.

Members Absent: _____.

The following ordinance and preamble were offered by Member _____ and supported by Member _____:

ORDINANCE NO. _____
AN ORDINANCE TO AMEND THE VILLAGE OF PENTWATER'S ZONING ORDINANCE
THE VILLAGE OF PENTWATER ORDAINS:

Section 1. Amendment to Section 12.02 – Permitted Uses. Section 12.02 of the Village of Pentwater Zoning Ordinance is hereby amended as follows:

SECTION 12.02 PERMITTED USES
(Amended 5-29-03) (Amended 8-5-04) (Amended ____ - ____ -23)

Land and/or buildings in the C-3 District may be used for the following purposes by right:

- A. Office buildings for any of the following occupations:
 - 1. Executive, governmental, administrative, professional, designers, accounting, drafting, and other similar professional and service activities.
 - 2. Medical, optical, dental, and veterinary services.
- B. Banks, credit unions, savings and loan associations, and other similar uses, excluding those with drive-through facilities.
- C. Personal service establishments conducting services on the premises such as barber, beauty
- D. shops, massage establishments with a certified therapist, shoe repair, tailoring and dry cleaning, fitness centers, travel agencies, and other similar uses.
- E. Reserved for future use Hotels and motels, including accessory uses, such as restaurants, gift shops, meeting rooms, and banquet facilities.
- E.

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- F. Restaurants, excluding those with drive-through facilities.
- G. Coin operated laundries.
- H. Commercial day care.
- I. Parks, community buildings, and recreational facilities operated by a public, institutional, or private/non-profit organization.
- J. Retail businesses of less than ten thousand (10,000) square feet gross floor area conducting business entirely within an enclosed building.
- K. Accessory buildings, structures, and uses for Permitted and Special Land Uses, as regulated by Section 3.08.

Section 2. Amendment to Section 12.03 – Permitted Uses. Section 12.03 of the Village of Pentwater Zoning Ordinance is hereby amended as follows:

SECTION 12.03 SPECIAL LAND USES

Land and/or buildings in the C-3 District may be used for the following purposes when approved by the Planning Commission in accordance with the requirements of Chapter 15:

- ~~A. Hotels and motels, including accessory uses, such as restaurants, gift shops, meeting rooms, and banquet facilities.~~
- ~~B.A.~~ Banks, credit unions, savings and loan associations, and other similar uses with drivethrough facilities.
- ~~C.B.~~ Retail businesses of ten thousand (10,000) square feet gross floor area or greater conducting business entirely within an enclosed building.
- ~~D.C.~~ Automobile service and repair facilities.
- ~~E.D.~~ Parking lots, public or private.
- ~~F.E.~~ Residential dwellings accessory to commercial or office uses.
- ~~G.F.~~ Churches and schools.
- ~~H.G.~~ Lodges and private clubs.
- ~~I.H.~~ Indoor theaters and commercial recreation centers, such as bowling alleys, skating rinks, and other similar uses.
- ~~J.I.~~ Marinas.
- ~~K.J.~~ Boat launches.

Section 3. Severability. Should any section, clause, or paragraph of this ordinance be declared by a court of competent jurisdiction to be invalid, the same will not affect the validity of the ordinance as a whole or part of it other than the part declared to be invalid.

Section 4. Repeal. All ordinances or part of ordinances in conflict with this ordinance are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 5. Publication and Effective Date. This ordinance will become effective seven (7) days after its publication or seven (7) days after the publication of a summary of its provisions in a local newspaper of general circulation in the Village.

AYES: Members: _____.

NAYS: Members: _____.

ABSENT: Members: _____.

ORDINANCE DECLARED ADOPTED.

Jeff Hodges, Village President
Village of Pentwater

Rande S. Listerman, Village Clerk
Village of Pentwater

STATE OF MICHIGAN)
) ss.
COUNTY OF OCEANA)

I hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the Village Council of the Village of Pentwater at a regular meeting held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

Rande S. Listerman, Village Clerk
Village of Pentwater

VILLAGE OF PENTWATER

ON PENTWATER LAKE AND LAKE MICHIGAN
65 South Hancock Street, P.O. Box 622, Pentwater, Michigan 49449
(231) 869-8301 FAX (231) 869-5120
www.pentwatervillage.org

ZONING ADMINISTRATOR'S REPORT February 28, 2023

The following is a summary of activity conducted by the Zoning Administrator in February 2023:

Code Enforcement – None.

Planning Commission - The Planning Commission met on February 28th to:

1. Hold a Public Hearing for a request from the Village Council for a Map Amendment to rezone property situated on Hancock Street, between Third and Fourth Street from C-3 Central Business District to C-4 Hotel Resort District.
2. Consideration for Map Amendment to the Zoning Ordinance to rezone a portion of Lites Woods PUD property, Parcel ID Numbers: 64-044-620-126-20 and 64-044-620-125-00 from PUD to R-2.
3. Consideration for Map Amendment to rezone the property situated on Hancock Street, between Third and Fourth Street from C-3 Central Business District to C-4 Hotel Resort District.
4. Reschedule March's Planning Commission Meeting.

Zoning Board of Appeals – No February Meeting.

Zoning Permits – The following Zoning Permits were issued in February of 2023:

1. ZP 23-03 was issued to Sara Earnest: 190 S. Hancock St. to install a 24" x 40" hanging sign.
2. ZP 23-04 was issued to David Bluhm: 16 S. Rutledge St. to construct a 385 sq. ft. covered porch expansion.
3. ZP 23-05 was issued to Gary Doody: 831 E. Park St. to construct an 18' x 14' sunroom addition.
4. ZP 23-06 was issued to Craig Morley: 15 Channel Lane to extend roof top deck within existing roof area, including railing and brackets below.

Other – None.

Sincerely,

Katie Anderson

Katie Anderson
Zoning Administrator

