

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
June 27, 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 June 12, 2023.
4. **Public Comments: For items on the agenda.**
5. **Public Hearing: The public hearing is for the purpose of considering comments regarding an amendment to the Village of Pentwater Zoning Ordinance, in accordance with the Michigan Zoning Enabling Act (Public Act 12 of 2008). The amendment to the Zoning Ordinance would amend Section 17.02(D) as follows:
C-3 Parking: With the exception of residential uses, the off-street parking requirements of Section 17.06 do not apply in the C-3 District. Any parking area provided; however, shall meet the other applicable requirements of this Chapter. Residential uses within the C-3 district shall meet the requirements of this Section and Section 17.06 for determining the location of parking areas and the required number of spaces. For purposes of this Section, Short-Term Rental use(s) pursuant to and permitted under Chapter 153: Short-Term Rental Regulations, of the Village of Pentwater Code of Ordinances, as amended, do not constitute “residential use(s)”.**
6. **Old Business: None**
7. **New Business:**
 - A. Consideration for an amendment to Section 17.02(D) of the Village of Pentwater Zoning Ordinance.
 - B. Accept Mary Temple’s resignation.
8. **Department/Committee Reports**
 - A. Zoning Administrator – See Attached Report.
 - B. Zoning Board of Appeals – No Meeting, No Report.

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

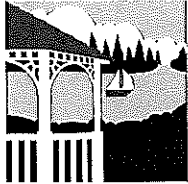
C. Master Plan Update – Delivered to Council on June 12th.

9. Public Comments

10. Communications from Planning Commission Members

11. Adjournment

Next Scheduled Planning Commission Meeting – July 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
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Special Meeting Minutes – June 12, 2023

Co-Chairperson Paul Anderson called the special meeting of the Pentwater Village Planning Commission Meeting to order at 10:15 am, in-person at Park Place, 310 N. Rush Street, Pentwater, with the Pledge of Allegiance.

ROLL CALL

Present: Bruce Koorndyk, Chris Conroy, Mary Temple, and Paul Anderson

Absent: Amy Roberson, Ron Stoneman, and Michelle Angell-Powell

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

APPROVAL OF AGENDA

Motion by Chris Conroy second by Bruce Koorndyk to approve the agenda presented.

Voice Vote: Aye: 4 Nay: 0 Absent: 3 Motion passed.

APPROVAL OF REGULAR MEETING MINUTES

Motion by Bruce Koorndyk second by Chris Conroy to approved the May 23, 2023 minutes as presented.

Voice Vote: Ayes: 4 Nay: 0 Absent: 3 Motion passed.

PUBLIC COMMENTS FOR ITEMS ON THE AGENDA

None.

PUBLIC HEARING

None.

PUBLIC COMMENTS

Chris Conroy – I would like to recognize our exiting Commission, Mary Temple, and publicly thank you for everything you have done. On the Master Plan and asking insightful questions throughout your tenure on the Planning Commission. I think you are leaving a huge void with your leaving and I personally enjoyed working with you on the Commission and want to fully acknowledge you and thank you for everything.

Bruce Koorndyk – Mary, you were so helpful in all our meetings and what you added had assisted us in moving forward as a Planning Commission. You were willing to come up with ideas and had great discussions about what we were working on. You, on more than one occasion asked questions that received answers that put the Planning Commission in a good spot. You have been a wonderful person to work with and thank you for everything.

Paul Anderson – Being here on the Planning Commission with you over the last few years, you have been very helpful and a good addition to the Planning Commission. There will be some big shoes for someone to fill in taking your spot.

OLD BUSINESS - None

NEW BUSINESS

A. Master Plan Review

Discussion:

Chris Conroy shared the following updates to Master Plan Version 9.1

Chapter 4 – Has the land use maps.

Chapter 5 – Keith Edwards re-order the information in this chapter into a more logical order.

Chapter 6 – Vision & Goals, Goal No. 4 is removed. The goals moved to the bottom of the chapter. Goals 8 and 9 are removed.

Chapter 8 – Changed the word “affordable” to “attainable”.

Chapter 9 – Pag 98 Land use objectives mirror PTW 20/30 which keeps our character. Visual that describe Hancock Street. Marina, Village Center, Buffer is by Dairy Cream. Housing above retail gives a visual to embrace what we are already doing. A visual will be added to page 99. Future Land Maps put at the end of the chapter.

Chapter 10 Zoning Plan – Chris found the original chart and modified it to add the development. Final Chapter – Implementation Plan is needed and will be an addendum.

The timeline – Version 9.2 will be given to the Village Council tonight. The Township Planning Commission does not meet until July. They plan to take it to the Township Board in July. The goal is to have the Village Council adopt the plan at the July Village Council meeting. Then, the Planning Commission plans to hold a Public Hearing on September 5th or 6th.

Motion by Bruce Koorndyk, second by Mary Temple to recommend submitting the proposed Master Plan Version 9.2 to the Village Council for review and comment.

COMMITTEE/DEPARTMENT REPORTS

- A. Zoning Administrator -**
- B. Zoning Board of Appeals -**
- C. Master Plan Update -**

PUBLIC COMMENTS

None.

ADJOURNMENT

Motion to adjourn at 10:51am

Respectfully Submitted,

Katie Anderson

Katie Anderson, Zoning Administrator

June 12, 2023

Approved by the Village of Pentwater Planning Commission on _____.

Notice of Public Hearing - June 27th

Public notice is hereby given that the Planning Commission of the Village of Pentwater will hold a public hearing at Park Place, 310 N. Rush St. on Tuesday, June 27th at 6:10pm.

The public hearing is for the purpose of considering comments regarding an amendment to the Village of Pentwater Zoning Ordinance, in accordance with the Michigan Zoning Enabling Act (Public Act 12 of 2008). The amendment to the Zoning Ordinance would amend Section 17.02(D) as follows:

C-3 Parking: With the exception of residential uses, the off-street parking requirements of Section 17.06 do not apply in the C-3 District. Any parking area provided; however, shall meet the other applicable requirements of this Chapter. Residential uses within the C-3 district shall meet the requirements of this Section and Section 17.06 for determining the location of parking areas and the required number of spaces. For purposes of this Section, Short-Term Rental use(s) pursuant to and permitted under Chapter 153: Short-Term Rental Regulations, of the Village of Pentwater Code of Ordinances, as amended, do not constitute "residential use(s)".

The Zoning Ordinance amendment text is available for public inspection at the Village Hall, 65 S. Hancock St. during the Village's normal business hours of 8:00am to 4:00pm, Monday through Friday. Any resident or property owner may participate in the hearing or submit written comments regarding the proposed amendment to the Planning Commission prior to Tuesday, June 27th.

MEMORANDUM

To: Village of Pentwater Planning Commission

From: Katie Anderson, Zoning Administrator

Date: June 13, 2023

Subject: **Public Hearing – Short-Term Rental Parking in the C-3**

Introduction and Background

At the May 23rd Planning Commission meeting, the Planning Commission gave a directive to Staff to direct Zoning Staff to work with the Village Attorney to draft language to add an amendment to the Village Zoning Ordinance defining Short-Term Rentals as Commercial and not Residential.

Public Hearing: The public hearing is for the purpose of considering comments regarding an amendment to the Village of Pentwater Zoning Ordinance, in accordance with the Michigan Zoning Enabling Act (Public Act 12 of 2008). The amendment to the Zoning Ordinance would amend Section 17.02(D) as follows:

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Recommendation

Staff recommends the Planning Commission make a recommendation to the Village Council to amend Section 17.02(D) of the Zoning Ordinance.