

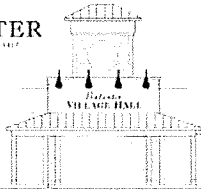
VILLAGE OF PENTWATER

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
September 24, 2024 - 6:00 P.M.
Park Place Event Center – 310 N. Rush Street**

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 August 27, 2024
4. **Public Comments:** For items on the agenda.
5. **Public Hearing:** 118 E. Lake Rd. Rezoning Request
6. **Old Business:** None
7. **New Business:**
 - A. 118 E. Lake Rd. Rezoning Request
8. **Department/Committee Reports**
 - A. Zoning Administrator – See Attached Report.
 - B. Zoning Board of Appeals – No Meeting, No Report.
9. **Public Comments**
10. **Communications from Planning Commission Members**
11. **Adjournment**



Pentwater Planning Commission Regular Meeting Minutes – August 27, 2024

Chairperson Chris Conroy 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, Ron Stoneman, Phil Frame, Tim Kelley, Amy Roberson, and Chris Conroy.

Absent: Mary Marshall.

Staff Present: Katie Anderson, Zoning Administrator.

APPROVAL OF AGENDA

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

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

APPROVAL OF REGULAR MEETING MINUTES

Motion by Frame, second by Jansen to approve the July 23, 2024, regular meeting minutes as presented.

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

PUBLIC COMMENTS FOR ITEMS ON THE AGENDA

None.

PUBLIC HEARING

None.

OLD BUSINESS

None.

NEW BUSINESS

- A. Village Council/Planning Commission Workshop Discussion

Motion by Stoneman, second by Frame to request a joint meeting with the Pentwater DDA to discuss the façade of the downtown area and which committee should be involved with working with the Village Council.

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

Discussion was held about the former Façade Design Committee, the established ordinance, and its repeal. The Planning Commissioners requested a copy of the former ordinance, a timeline of when it was repealed and any committees or designs that were created after the repeal.

B. Commercial District Signs and Sidewalk Clearance

Discussion was held regarding the state of the downtown sidewalk area and the lack of clearance due to the abundance of signs, sandwich boards and flags. This item would be added to the joint meeting between the Planning Commission and the Pentwater DDA.

COMMITTEE/DEPARTMENT REPORTS

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

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

PUBLIC COMMENTS

None.

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS

None.

ADJOURNMENT

Motion by Stoneman, second by Roberson to adjourn the meeting at 6:45pm.

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 _____

NOTICE OF PUBLIC HEARING
Village of Pentwater Planning Commission
September 24, 2024

The Pentwater Village Planning Commission will conduct a public hearing on Tuesday, September 24, 2024 at 6:05 P.M. at Park Place Meeting Center, 310 N. Rush St., Pentwater, Michigan, to receive public comments on the request to rezone 118 E. Lake Rd., Parcel ID No. 64-044-600-133-00 from C-3, Central Business District to R-2, Single Family Residential.

The property owner and potential new buyers of 118 E. Lake Rd., a.k.a. Property ID No. 64-044-600-133-00 have filed an application with The Village of Pentwater to change the Zoning District Designation of the property from C-3, Central Business District to R-2, Single Family Residential. The property is located on the north side of Lake Rd., west of Bean St., Official Map Plat C Village of Pentwater COM 33 FT S & 165 FT W OF N 1/4 PST SEC 23, S 132 FT FOR POB TH S 132 FT, W 66 FT, N 132 FT E 66 FT TO POB.

The respective application may be inspected during normal business hours at the Pentwater Village Hall, 65 S. Hancock St., Pentwater, Michigan 49449. Written comments may be sent to the Pentwater Village Zoning Administrator until 4:00 p.m., Monday, September 23, 2024 at 65 S. Hancock, P.O. Box 622, Pentwater, MI 49449, or by Fax at (231) 869-5120, or by email to zoningadministrator@pentwatervillage.org.

The Pentwater Village Planning Commission

MEMORANDUM

To: Village of Pentwater Planning Commission

From: Katie Anderson, Zoning Administrator

Date: September 3, 2024

**Subject: Proposed Zoning Map Change for 118 E. Lake Rd., from C-3, Central Business District to R-2, Single Family Residential.
Property ID No. 64-044-600-133-00**

Introduction

Josh and Nikki Adams, owners of 118 E. Lake Rd., Property ID No. 64-044-600-133-00, along with the new buyers, have filed an application to change the Zoning District of the property from the existing C-3, Central Business District to R-2, Single Family Residential.

The property is located on the north side of Lake Rd., west of Bean St. Official Map Plat C Village of Pentwater COM 33 FT S & 165 FT W OF N 1/4 PST SEC 23, S 132 FT FOR POB TH S 132 FT, W 66 FT, N 132 FT E 66 FT TO POB.

Background

The Adam’s purchased the property in May 2023 with the intentions of renovating the home. Once renovations were started it was determined there was more damage than initially thought and the restoration costs exceeded expectations.

In November 2023, the home was moved off of the lot, allowing for a new home to be built. With the current C-3 zoning, residential homes are not permitted on the property unless it is a Special Land Use and associated with Commercial or Office space. Therefore, making it impossible to build a single-family residential home on the lot under its current zoning status.

Changing the zoning from C-3, Central Business District to R-2, Single Family Residential the property becomes consistent with the goals of the Master Plan and the Future Land Use Map and will allow the new property owners to build a house on the vacant lot. (See attached Zoning Maps)

Process

The Planning Commission shall identify and evaluate all factors relevant to the petition and shall report its findings and recommendation to the Village Council. In the case of a proposed amendment to the official Zoning Map (rezoning), the Planning Commission shall consider the criteria contained in Section 20.04 Criteria for Amendment of the Official Zoning Map (Rezoning) as follows:

SECTION 20.04 CRITERIA FOR AMENDMENT OF THE ZONING MAP (REZONING)

In considering any petition for an amendment to the official Zoning Map (rezoning), the Planning Commission and the Village Council shall consider the following criteria in making its findings, recommendations, and decision:

- 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;
- B. Compatibility of the site's physical, geological, hydrological, and other environmental features with the potential uses allowed in the proposed zoning district;
- 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;
- 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;
- 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;
- 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
- 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.

Recommendation

At this time, Staff recommends the Planning Commission consider the Criteria for Amendment of the Zoning Map (Rezoning). The Planning Commission shall discuss each of the listed criteria to determine whether or not each of the criteria have been met, or specifically state why one or more have not been met.

Following completion of the Planning Commission's discussion of the amendment criteria, the Planning Commission should provide a recommendation to the Village Council.

Staff recommends the Planning Commission make a recommendation to the Village Council to approve the rezoning of 118 E. Lake Rd.

Village of
PENTWATER



Village of Pentwater
65 S Hancock St
PO Box 622
Pentwater, MI 49449
231-869-6301

Rezoning Application

Aaron Wilson Applicant 8/5/24 Date

118 E Lake Road Street Address Pentwater City MI State 49449 Zip

Aaron Wilson37@gmail.com Email Address (616)724-9624 Phone

Applicant's Capacity if not Property Owner (Circle One):

Builder Agent Option to Purchase Other

Property Owner 118 E Lake Road Property Address

Parcel Number ***Attach Legal Description

Zoning District: R__ CX MHP RR PUD RO LI

Current Use Current Structure on Lot Yes No

R-2 Residential
Requested Zoning District

Reason for Request: (attach sheets if necessary)

Add single family home to empty lot

Attach a site map depicting the property, including lot dimensions and connecting streets/alleys/easements.

Number of Attached Sheets:

- 1. Legal Description: 1
- 2. Action Requested: _____
- 3. Site Plan/Sketch: 2
- 4. Survey: 1
- 5. Other: _____
- 6. Total Pages: 4

Affidavit: I agree the statements made above are, to the best of my knowledge, true and accurate. Further, I agree to give permission for officials of the Village of Pentwater to enter the property subject to this permit application for purposes of inspection. Also, I understand any zoning action approved for this application conveys only land use rights and does not include any representation or conveyance of rights in any other statute, building code, deed restriction or other property rights.

[Signature]
Signature

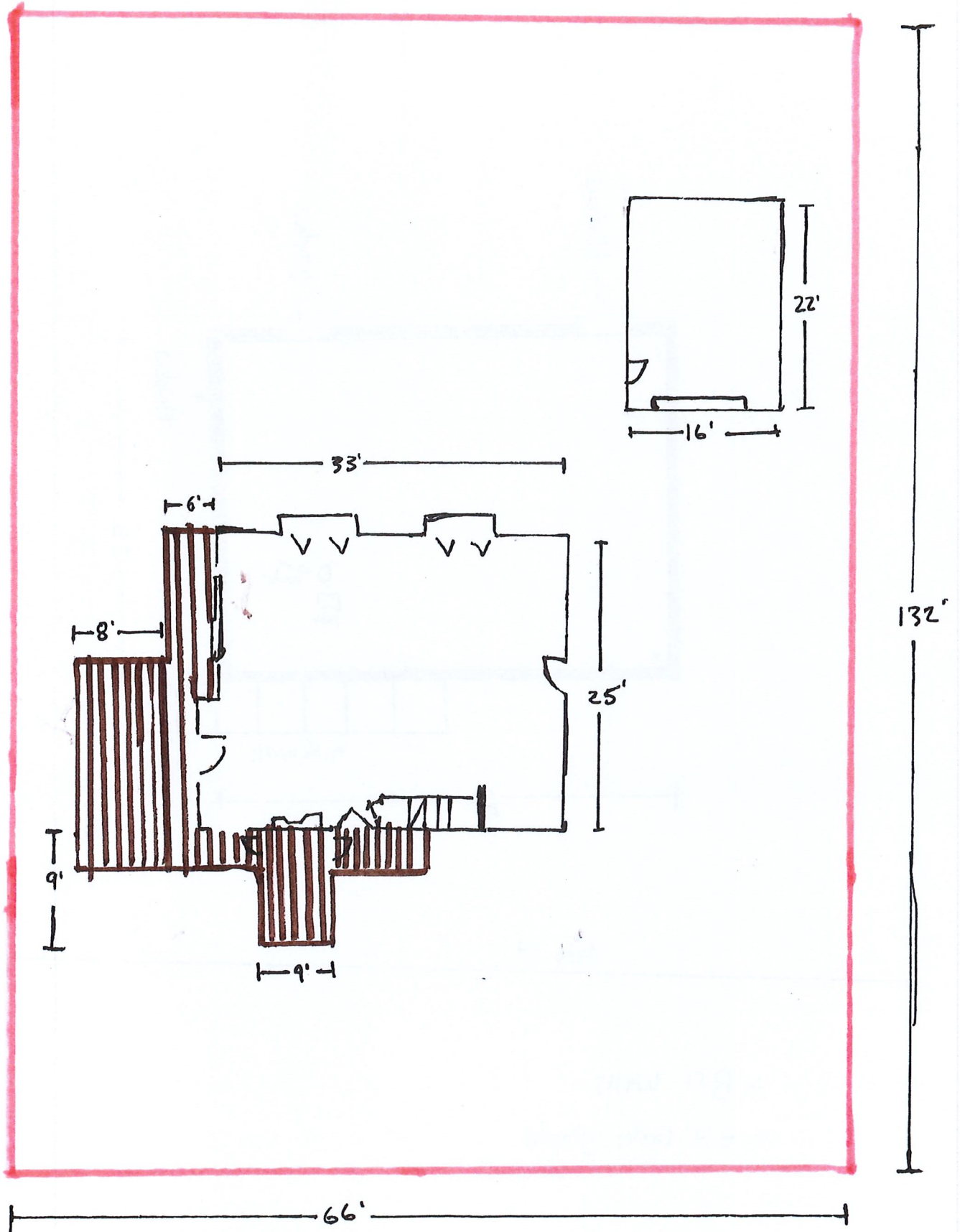
8/5/24
Date

**When completed send to:
Village of Pentwater Zoning Administrator
65 S. Hancock Street – P.O Box 622, Pentwater,
Michigan 49449 Phone: (231) 869-8301
zoning@pentwatervillage.org**

Hearing Date: _____

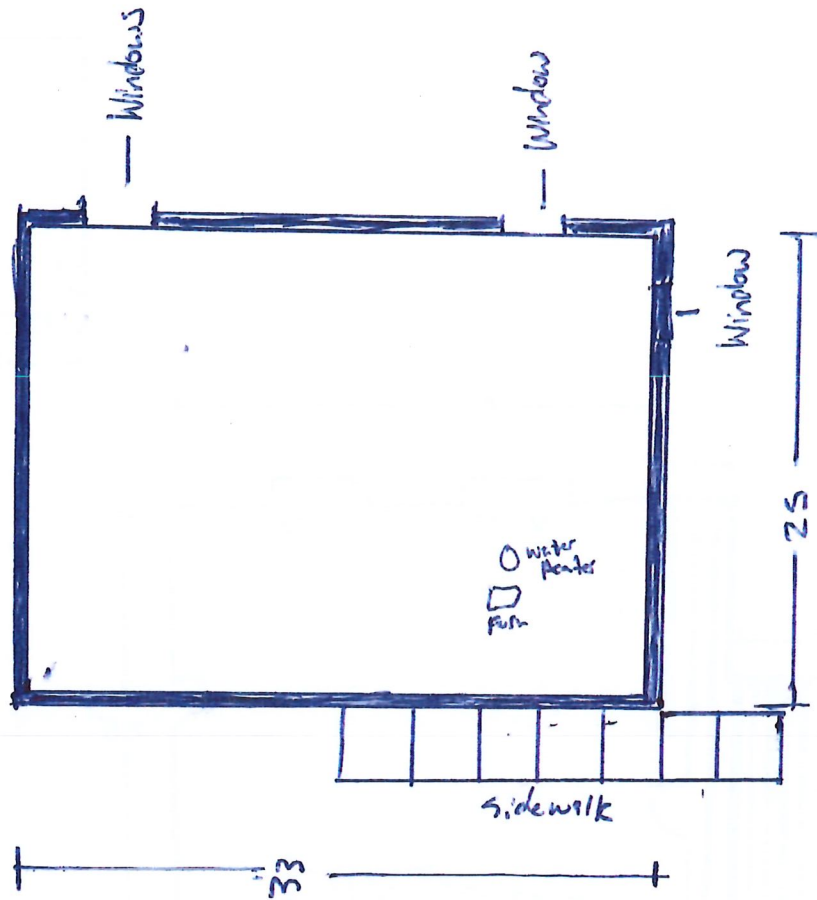
Date Submitted to Planning Commission: _____
(This Form must be distributed to the Planning Commission within 30 days of Receipts)

Date Submitted to Village Council: _____



E lake RD

Foundation



- 8 ft walls
- 5 ft under grade

PENTWATER



Village of Pentwater
65 S Hancock St
PO Box 622
Pentwater, MI 49449
231-869-6301

Rezoning Application

Josh Adams
Applicant

9/5/2023
Date

8956 N Oceana Dr.
Street Address

Pentwater
City

MI 49449
State Zip

adamsmarineconstruction@gmail.com
Email Address

(231)869-2196
Phone

Applicant's Capacity if not Property Owner (Circle One):

Builder Agent Option to Purchase Other

J+N Land LLC
Property Owner

118 E Lake Rd.
Property Address

044-600-133-00
Parcel Number

***Attach Legal Description

Zoning District: R C X MHP RR PUD RO LI

Residential
Current Use

Current Structure on Lot Yes No

Residential
Requested Zoning District

Reason for Request: (attach sheets if necessary)

Build new residential house

Legal Description of 118 E Lake Rd. Pentwater,

OFFICIAL MAP PLAT C VILLAGE OF PENTWATER COM 33 FT S & 165 FT W OF N 1/4 PST SEC 23, S
132 FT FOR POB TH S 132 FT, W 66 FT, N 132 FT E 66 FT TO POB.

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address 118 E LAKE RD								
Owner's Name/Address HOSHIELD RUTH I TRUSTEE PO BOX 821 OWOSSO MI 48867-0821								
Tax Description 118 E LAKE RD QC-L2001PI4880 QC-L2003P31427 OFFICIAL MAP PLAT C VILLAGE OF PENTWATER COM 33 FT S & 165 FT W OF N 1/4 PST SEC 23, S 132 FT FOR POB TH S 132 FT, W 66 FT, N 132 FT E 66 FT TO POB.								
Comments/Influences								
Class: RESIDENTIAL-IMPRO Zoning: C3 Building Permit(s)		School: PENTWATER PUBLIC SCHOOL DIST		P.R.E. 0%		MAP #:		
X Improved		Vacant		2023 Est TCV 180,140 TCV/TA: 274.60		Land Value Estimates for Land Table 4450.4450 PLAT ABC/FOREST HILLS/PWTR HTS		
Public Improvements		* Factors *		Description		Frontage		Value
X	Dirt Road				66.00	132.00	1.0000	132,660
X	Gravel Road				66.00	132.00	1.0000	132,660
X	Paved Road				66.00	132.00	1.0000	132,660
X	Storm Sewer				66.00	132.00	1.0000	132,660
X	Sidewalk				66.00	132.00	1.0000	132,660
X	Water				66.00	132.00	1.0000	132,660
X	Sewer				66.00	132.00	1.0000	132,660
X	Electric				66.00	132.00	1.0000	132,660
X	Gas				66.00	132.00	1.0000	132,660
X	Curb				66.00	132.00	1.0000	132,660
X	Street Lights				66.00	132.00	1.0000	132,660
X	Standard Utilities				66.00	132.00	1.0000	132,660
X	Underground Utils.				66.00	132.00	1.0000	132,660
Topography of Site		Who		When		What		
X	Level							
X	Rolling							
X	Low							
X	High							
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							
Year		Land Value		Building Value		Assessed Value		Taxable Value
2023	66,300	23,800	90,100	90,100	39,387C			
2022	66,300	24,200	90,500	90,500	37,512C			
2021	66,300	29,300	95,600	95,600	36,314C			
2020	69,000	29,800	98,800	98,800	35,813C			

The Equalizer. Copyright (c) 1999 - 2009. PW 07/21/1993 DATA ENTER
 Licensed To: Township of Pentwater, County of Oceana, Michigan

*** Information herein deemed reliable but not guaranteed***



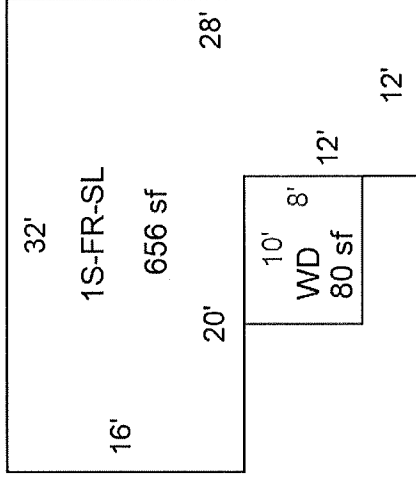
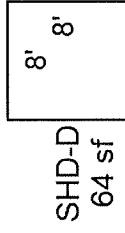
LAND SURVEY

Sketch by Apex Medina™

*** Information herein deemed reliable but not guaranteed***

<p>Building Type</p> <p>X Single Family Mobile Home Town Home Duplex A-Frame</p>		<p>(3) Roof (cont.)</p> <p>Eavestrough Insulation 0 Front Overhang 0 Other Overhang</p>		<p>(11) Heating/Cooling</p> <p>X Gas Wood Oil Elec. Coal Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace</p>		<p>(15) Built-ins</p> <p>Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System</p>		<p>(16) Porches/Decks</p> <p>Area Type 80 Treated Wood</p>		<p>(17) Garage</p> <p>Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor:</p>	
<p>X Wood Frame</p>		<p>(4) Interior</p> <p>X Drywall Plaster Paneled Wood T&G Trim & Decoration</p>		<p>X Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C.</p>		<p>(12) Electric</p> <p>0 Amps Service</p>		<p>Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>	
<p>1 STY</p>		<p>Yr Built Remodeled 0 1</p>		<p>Condition: Good</p>		<p>(12) Electric</p> <p>0 Amps Service</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>		<p>Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga</p>	
<p>Room List</p> <p>Basement 1st Floor 2nd Floor 1 Bedrooms</p>		<p>(5) Floors Kitchen: Other: Other:</p>		<p>(12) Electric</p> <p>0 Amps Service</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>		<p>Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>	
<p>(1) Exterior</p> <p>X Wood/Shingle Aluminum/Vinyl Brick</p>		<p>(6) Ceilings</p> <p>X Drywall</p>		<p>(12) Electric</p> <p>0 Amps Service</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>		<p>Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>	
<p>X Insulation</p>		<p>(7) Excavation</p> <p>Basement: 0 S.F. Crawl: 0 S.F. Slab: 656 S.F. Height to Joists: 0.0</p>		<p>(12) Electric</p> <p>0 Amps Service</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>		<p>Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>	
<p>(2) Windows</p> <p>Many Large Avg. Avg. X Few X Small</p>		<p>(8) Basement</p> <p>Conc. Block Poured Conc. Stone Treated Wood Concrete Floor</p>		<p>(12) Electric</p> <p>0 Amps Service</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>		<p>Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>	
<p>X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens</p>		<p>(9) Basement Finish</p> <p>Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support</p>		<p>(12) Electric</p> <p>0 Amps Service</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>		<p>Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>	
<p>(3) Roof</p> <p>X Gable Gambrel Hip Mansard Flat Shed X Asphalt Shingle</p>		<p>(14) Water/Sewer</p> <p>1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:</p>		<p>(12) Electric</p> <p>0 Amps Service</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>		<p>Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>	
<p>Chimney: Brick</p>		<p>Joists: Unsupported Len: Cntr.Sub:</p>		<p>(12) Electric</p> <p>0 Amps Service</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>		<p>Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga</p>		<p>Class: CD Effec. Age: 45 Floor Area: {aaaaaaa} Total Base New : [1111111111] E.C.F. Total Depr Cost: [2222222222] X 1.250 Estimated T.C.V: 0</p>	

*** Information herein deemed reliable but not guaranteed***



Sketch by Aperi Sketch

*** Information herein deemed reliable but not guaranteed***

Katherine Anderson

From: Nikki Adams <nikkiadams678@gmail.com>
Sent: Wednesday, August 21, 2024 7:51 PM
To: Katherine Anderson
Subject: Rezoning

As the current property owners we are in transition of selling the property and are in support of the rezoning.

Thanks

Josh & Nikki Adams

Village Of Pentwater

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 August 27, 2024

The following is a summary of activity conducted by the Zoning Administrator in August 2024:

Code Enforcement – Critical Dunes Area investigation; EGLE is still working on their investigation. Stop Work Orders have been issued for the property. Sands St. investigation. Beach St. fence violation, remediation in progress.

Planning Commission – The Planning Commission met on August 27th to:

1. Discuss the previous façade guidelines from 2012.
2. Discuss signage, flags, and walkability of the downtown sidewalks.
3. Request a joint workshop with the DDA.

Zoning Board of Appeals – Did not meet.

Zoning Permits – The following Zoning Permits were issued in August of 2024:

1. ZP 24-31 was issued to Willard Bonine: 258 S. Wythe St. to install a 5' x 47' fence at the rear of the property.
2. ZP 24-32 was issued to Daryl Case: 63 W. Hanover St. to construct a 484 sq. ft. attached garage and a 106 sq. ft. mudroom addition.
3. ZP 24-33 was issued to Christopher Pultz: 360 Third St. to install a 2' x 70' fence.

Other – Zoning Violation Complaints

None at this time.

Sincerely,

Katie Anderson

Zoning Administrator