

Lake Michigan

Village of Pentwater

Master Plan

Oceana County, Michigan



July 13, 2015

VILLAGE OF PENTWATER MASTER PLAN 2015 UPDATE

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CHAPTER 1

THE MASTER PLAN

What is a Master Plan?

Master Plans are authorized by the Michigan Planning Enabling Act (PA 33 of 2008). This Act describes the basic purposes and requirements of Master Plans, including the need to:

- Promote the public health, safety, and general welfare;
- Encourage the use of resources in accordance with their character and adaptability;
- Avoid the overcrowding of land by buildings or people;
- Lessen congestion on public roads and streets;
- Facilitate provisions for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and
- Consider the character of each community and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

Although the Master Plan is not a binding, legal document, it is a powerful expression of a community's intentions for the future. Once adopted, it is used to guide the Planning Commission and Village Council in land use matters and serves as the basis for the Zoning Ordinance.

The dedication of community leaders and the desire of the Planning Commission and the Village Council members to preserve the qualities that make the Village of Pentwater unique brought forth the original "Pentwater Community Master Plan" (joint with Pentwater Township) in 1997. This plan serves as an update to the original effort and subsequent updates.

Past Public Planning Processes

The 1997 was a product of a joint “community” effort by leaders and residents of the Village of Pentwater and Pentwater Township. Both communities recognized that the concept of “community” went beyond the unseen municipal boundaries that separate Pentwater Township and the Village of Pentwater. The people of the “Pentwater Community” work, shop, relax, and go to school every day without regard to the artificial lines that separate one political



jurisdiction. For the adoption of the original 1997 plan, the Pentwater Township and Village Planning Commissions wanted the Master Plan to reflect the desires of the people and conducted a random survey concerning future development. The Pentwater Community Master Plan was initially adopted on July 23, 1997.

In response to changes to the Municipal and Township Planning Acts that required the Planning Commission to review the Master plan every five years, the Pentwater Community Master Plan was reviewed in 2003. Several amendments to the Future Land Use maps were adopted in 2003.

In accordance with the 2008 Michigan Planning Enabling Act, the Pentwater Community Master Plan was again reviewed by the Village of Pentwater and Pentwater Township Planning Commissions in 2009. The review led to an update of the plan that was guided by a new community-wide survey. The results of the survey are available at the Village Hall. Master Plan text and Future Land Use maps were updated during this process

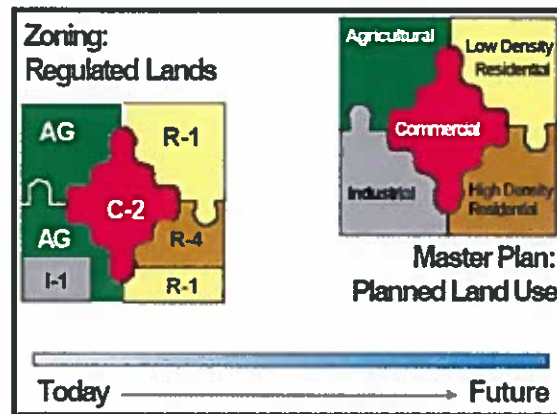
2015 Village of Pentwater Master Plan Update

In September 2014, the Village of Pentwater began the process to update the Master Plan with a more village-specific focus. The intention was to create goals and actions that were more applicable to the desires and wishes of the Village

residents. This update includes recent data distributed from the 2010 Census that gives a more accurate picture of the characteristics of the Village residents than the previous 2009 update that contained data from the 2000 Census.

Community Vision and Goals

A determination of the overall direction of the plan took place during a goal setting process while preparing the original Pentwater Community Master Plan in 1997. The goals for the Plan were structured around the major issues and desires at that time. A community meeting was held and a set of goals and Vision Statement was developed. These statements and ideas were later formed into a Community Vision, a description of Core Values, and a set of Goals. These are contained in Chapter 3 and were re-assessed during a Pentwater Village Planning Commission session in late October 2014 for the 2015 Master Plan Update.



Master Plan and Zoning

The relationship between the Master Plan and the Zoning Map and Ordinance is critical. The Master Plan shows the intended use of the land at the end of the planning period in the future. The Zoning Ordinance shows land as it is intended to be used today. Accordingly, the two maps will not be identical, as one will guide the other.

Although a Master Plan is a policy document, its adoption does not regulate or change the use of land. Only a text change to the Zoning Ordinance or a Zoning Map amendment can change the permitted use of land. However, the Master Plan should be taken as a strong indication of the intent of the community to coordinate the Plan’s land use and the Zoning Ordinance’s designation of land into various zoning districts. Rezoning requests will normally be required to be consistent with the land use designation of the Master Plan.

The Michigan Planning Enabling Act requires that a Master Plan include a “zoning plan” that explains “how the land use categories on the future land use map relate to the districts on the zoning map.” Chapter 5 of this Update is the Zoning Plan, which identifies each zoning district and correlates them with the Future Land Use map.

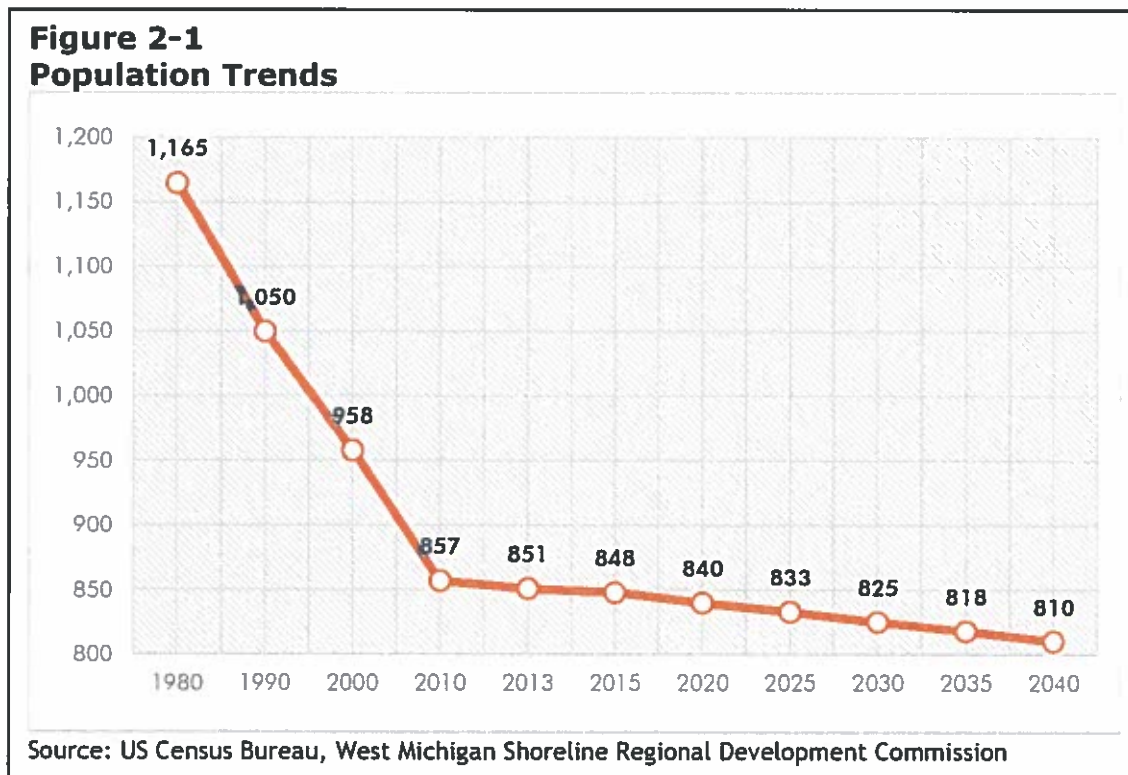
Conclusion

The leaders of the Village of Pentwater have a responsibility to look beyond the day-to-day zoning issues and provide guidance for land use and development through the Master Plan. The value of the Master Plan is directly related to a willingness to follow its course, and diligence in keeping the plan current and relevant to today’s conditions. The Village Planning Commission and residents involved in this update have exercised their responsibilities to provide a clear, useful and forward-thinking Master Plan that meets the needs of the community.

CHAPTER 2 VILLAGE CHARACTERISTICS

Population Trends

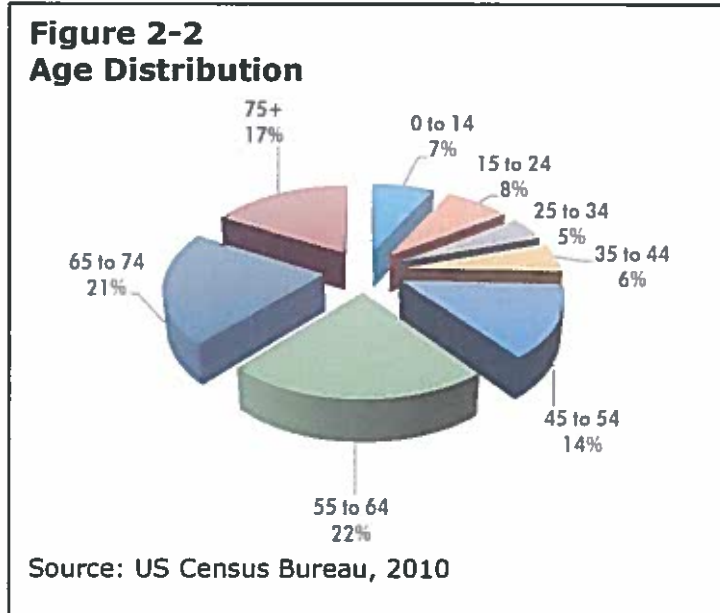
The most recent population data prepared by the West Michigan Shoreline Regional Development Commission estimated that the Village of Pentwater had a population of 851 residents in 2013. This is a moderate decrease of six (6) residents since the 2010 Census, which reported 857 residents. In the years prior to 2010, the population of the Village declined steadily between 1980 and 2010, with a total decrease of over 300 residents, an average loss of ten (10) residents annually. Projections indicate that the total population of the Village will continue to decline, but at a much more gradual rate than between 1980 and 2010, as reflected in Figure 2-1. It is important to note that these population figures reflect year-round residents only and do not account for the effects that seasonal residents have on the Village’s population.



Age Characteristics

As residents in the wide range of age groups tend to have differing needs and desires, an understanding of the population’s age characteristics is useful to the planning process.

The median age of Village residents steadily increased from just over 40 years of age in 1980 to 60 years in 2010. The median age is considerably higher than Oceana County (41 years) and the State of Michigan (37 years). The increasing median age is an indicator of the area’s desirability as a retirement destination.



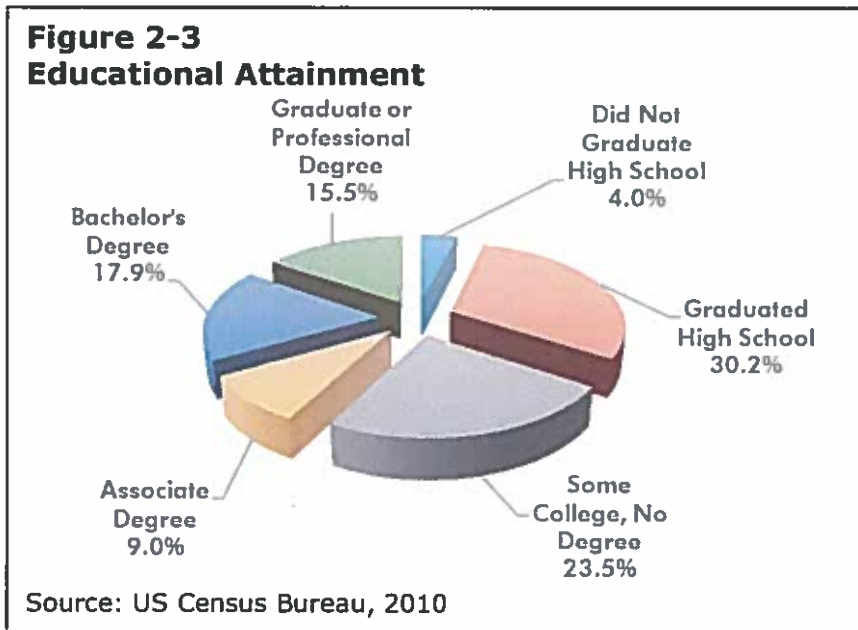
As shown in Figure 2-2, almost two-thirds of the Village’s population is 55 years of age and over, accounting for 60% of the population. Including the 45 to 54 age group, almost three-quarters of the Village’s residents (74%) are past the primary family-forming years, which most commonly falls within the 25 to 44 combined age group. Because a small proportion of the population falls within the 25 to 45 age group (11%), the Village has a lower percentage of children 14 years and younger (7%) and high school and college age residents (8%). This age breakdown is common among communities that are attractive to a retiring population.

Educational Attainment

Almost all Village residents have a high school diploma (96%) and just over 42% have an Associate Degree or higher, as illustrated in Figure 2-3. As these numbers have increased since 2000, the upward trend may be the result of the influx of educated and retired full-time residents.

Household Characteristics

The Village of Pentwater had 450 households as of 2010. The average number of persons per household decreased from 2.12 persons in 2000 to 1.89 in 2010, an average that remains lower than county and state figures. The lower number of persons per household for the Village reflects the higher median age, fewer households within family-forming years (25-44 years) and the presence of retired couples or single individual households.



Housing Tenure and Occupancy

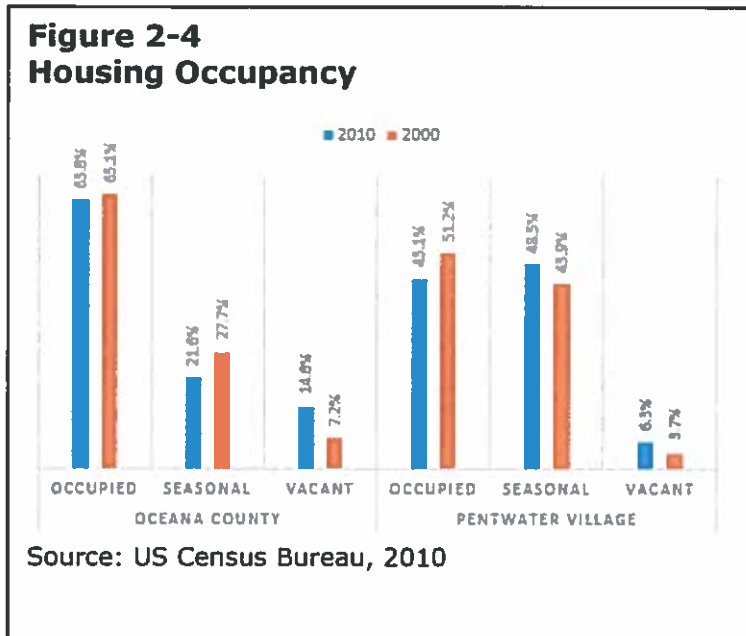
Households in the Village are predominantly single-family detached homes, accounting for 90% of all households. Multiple family units, including attached dwellings, duplexes, townhomes, and apartments, account for another 8% and mobile homes account for the remaining 3%.

Of the 905 housing units within the Village, 45.1% are occupied year-round, 48.5% are seasonal homes, and the remaining 6.3% are vacant, as illustrated in Figure 2-4.

Seasonal housing in the Village is significantly higher than the Oceana County’s overall proportion of 21.6%. This is due to the accessibility to the Lake Michigan and Pentwater Lake shorelines as well as the related recreational opportunities that attract the seasonal population.

After experiencing a decrease in the proportion of seasonal housing between 1980 and 1990, the current percentage increased from 44% in 2000. Although the Village remains a year-round retirement community, this figure represents a strong draw for seasonal homeowners.

Housing tenure data indicates the proportion of owner-occupied to renter-occupied housing units. Of the 93.6% occupied or seasonal housing units, roughly 90% are owner-occupied.



Age of Housing

The age of housing provides an indicator of the quality, character, and maintenance needs of the Village’s housing stock. Over half of the homes in the Village are over 50 years old, having been built before 1960, as indicated in figure 2-5. This older housing stock typically results in higher maintenance costs and may limit the potential for structure expansion and modernization. Reinvestment in the housing stock is important to the future success of the Village; however, improvements must be constructed to be compatible with the existing neighborhoods and the current Village of Pentwater Master Plan and Zoning Ordinance.

**Figure 2-5
Age of Housing**

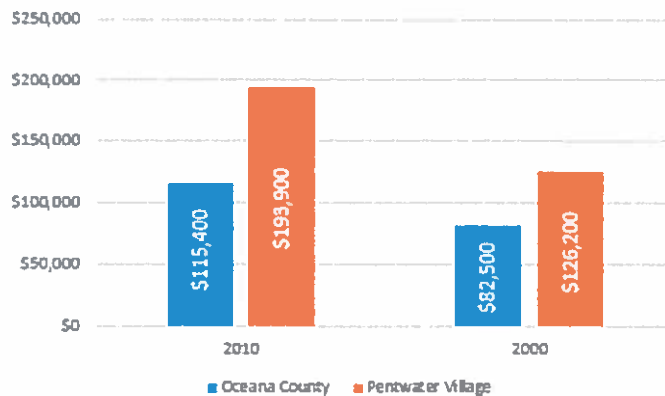
Year Built	Percent of Housing Stock
2005 or later	3.6%
2000 to 2004	1.8%
1990 to 1999	12.7%
1980 to 1989	9.7%
1970 to 1979	12.8%
1960 to 1969	5.0%
1940 to 1959	12.7%
1939 to earlier	41.7%

Source: US Census Bureau, 2010

Housing Value

In 2010, housing values for the Village of Pentwater increased by almost 57% since 2000. Values of homes in the Village were significantly higher than the County as illustrated in Figure 2-6. The value of housing reflects the types of homes based on factors such as size and quality, and the overall appeal of the Village. High value homes are also commonly associated with desirable lakeshore property. The Village is unique in that it has a higher than average

**Figure 2-6
Median Housing Value**



Source: US Census Bureau, 2010

housing value when compared to its neighboring communities, regardless of lake frontage, reaffirming the desirability of the Village as a place to live.

The majority of housing units in the Village range in value from \$150,000 to \$300,000, while 2% of the homes are valued less than \$50,000, 8.5% are valued less than \$100,000 and 8.2% are valued over \$500,000.

Housing values are likely to remain consistent during the upcoming years as the state and region begin to recover from the recent recessionary period.

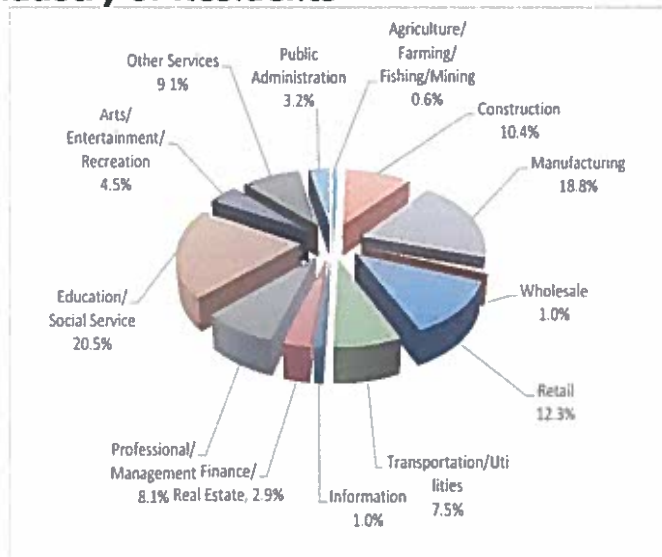
Employment

There are two important factors to consider when evaluating the employment characteristics of the Village. First, it is important to review the Census industry data that identifies the types of jobs that employ Village residents. Second, it is useful to know the occupation breakdown of the population in order to establish the experience and employment specialization of residents.

Figure 2-7 provides information relative to the types of industry that employ Village residents. Education, Social Service and Retail jobs have

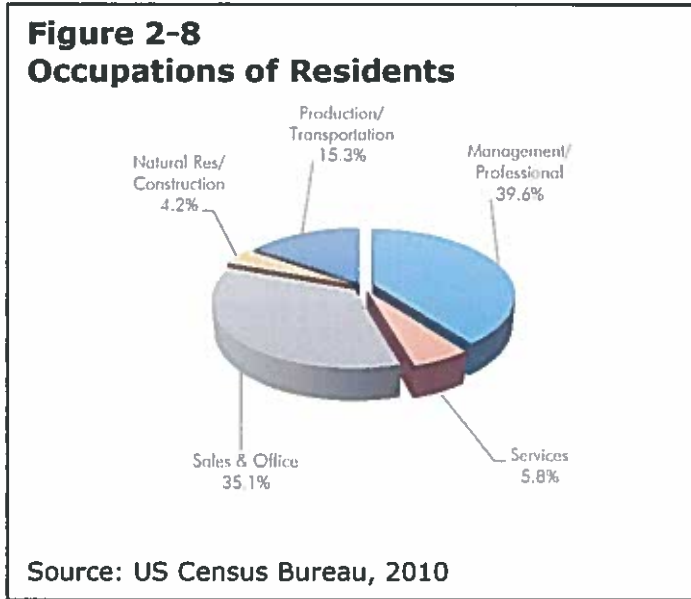
historically been the predominant employers accounting for nearly 33% of residents. Nearly 29% of the population is involved in construction or manufacturing industries, while another third of the population are involved in professional, real estate, finance, information, or public administration industries.

**Figure 2-7
Industry of Residents**



Source: US Census Bureau, 2010

The occupational breakdown for the Village shown in Figure 2-8 provides insight into the skills, expertise and training of working residents. This can be useful in developing economic development programs since these strategies can draw upon the training of citizens. The highest-ranking categories are managerial and professional jobs, accounting for over one-third of residents and sales and office jobs covering another one-third of the population. This reaffirms the high proportion of residents with an advanced education and suggests that many of the residents are employed in “white collar” industries and are more likely to work standard Monday through Friday daytime schedules.



The Village includes a mix of workers that live close to work and those that commute to outside locations. The average drive time to work for a Village resident is approximately 21 minutes. This drive time is lower than Oceana County and Michigan averages where typical commutes are closer to 25 minutes. However, the average drive time to work increased for Pentwater residents between 2000 and 2010 as drive times were below 17 minutes in 2000.

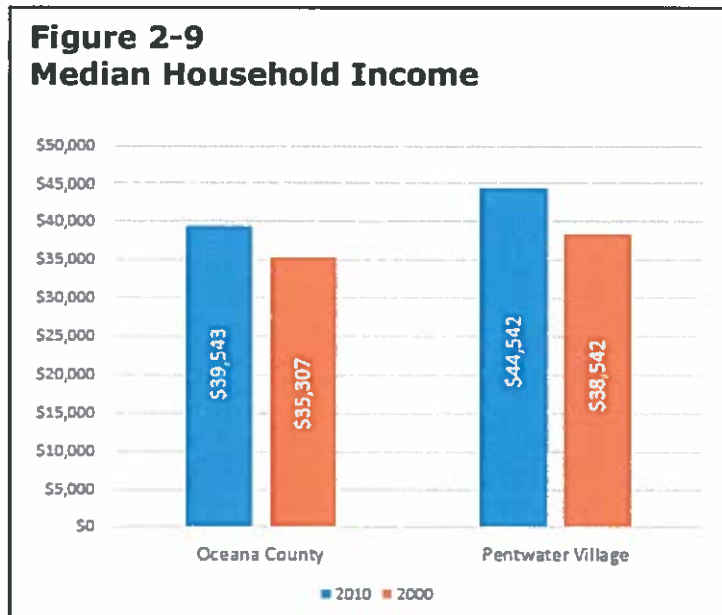
Most residents travel to work using their own vehicle. In 2010, about 80% drove alone to work, up from 75% in 2000. Roughly 8% carpooled in 2010, the same as in 2000. Just over 6% of residents worked from home and another 5% walked to their place of employment outside the home.

Income

Household incomes in the Village of Pentwater are slightly higher than the rest of the county, but remain slightly below the state average of \$48,432. The median household income in 2010, as depicted in Figure 2-9, for the Village was \$44,542, while Oceana County’s median household income was just over \$39,543. It is also

important to note that since 2000, the Village’s median income has increased by 16%, which is higher than the 12% increase experienced countywide, and twice as high as the 8% increase experienced statewide.

The largest percentage of households, nearly 42%, earned between \$35,000 and \$74,999 in 2010, up from 38% in the same range in 2000. Over 20% earned less than \$25,000 per year, which is low when compared to the county, but is generally consistent with the rest of the state. Conversely, nearly 10% of Village households earned \$100,000 or greater, which is higher than Oceana County’s 7% but lower than the state’s 18%.



Natural Resources

Much of the character as well as the economy of the Village of Pentwater is based on the area's natural features. Over ninety percent of the respondents to the Community Survey identified preserving water quality and the area's natural features as the top two issues facing the community.

In the 1997 Survey, some of the highest rated factors for living in or moving to the area were directly related to natural and environmental quality, including natural features, rural surroundings, good air and water quality, quality of lakes and beaches, and nearness to Lake Michigan. There was also a strong desire to protect these elements and others, such as surface and groundwater quality, protecting the dunes, and preserving the natural and small town character of the Village. The 2008 Survey also shows a strong desire toward preserving this character. These sentiments still hold strongly for Village residents today.

Recognizing the importance of natural features to Village residents and visitors, as well as the irreversible nature of the destruction of most of these resources, efforts to either limit or prevent harmful development will be necessary. Preservation measures should be applied to those features that are so sensitive or so valued that any alteration would have a negative impact on the community in terms of aesthetics, environmental quality, and safety. In these areas, development should be either prohibited or restricted to those projects that would have a negligible effect on the environment.

Regulated wetlands is an example of lands that require preservation techniques. These lands generally do not require the implementation of local land use regulations to ensure their protection since state and federal laws have already been enacted. In some instances, communities have the option of implementing environmental regulations at the local level that are as strong or stronger than state laws to insure the protection of a particular resource. Natural features may also be integrated into the development of a site, allowing them to remain as pristine as possible. The use of small wetlands as aesthetic features, or maintaining vegetated areas for screening or visual interest is becoming more common.



Shoreline Resources

Michigan's shoreline along the Great Lakes is a resource of statewide significance in many different ways: environmentally, there are a number of diverse and unique ecosystems that are present nowhere else in the world; economically, the tourism industry is one Michigan's largest industries; and socially, the recreational opportunities are countless.

Despite the beauty and benefits found along the shoreline, it can be hazardous as well. Flooding of low-lying areas and exposure to extremes of winds and water leading to erosion can cause property loss and great expense to the state and local communities. The Village has significant areas of concern along the shoreline with areas of high erosion risk and large expanses of critical dunes.

High Risk Erosion Areas

Erosion is the result of natural forces: wind, water, and gravity either individually or collectively, wearing away at the earth's surface. Despite the beauty and benefits found along the Lake Michigan shoreline, exposure to extremes of temperature, wind and water can lead to severe erosion that has often times resulted in the loss of private property, recreational facilities, roads and other public facilities.

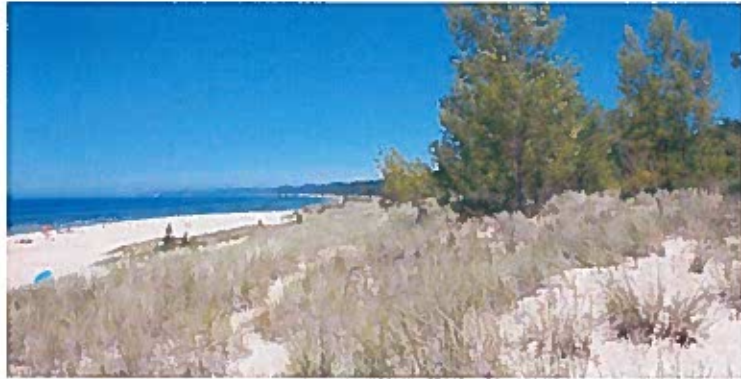
Part 323 of Act 451 of 1994, as amended, discusses High Risk Erosion Areas (HREA) as part of the Great Lakes Shorelands Management Program. Part 323 provides public and private protection from the natural hazards of coastal erosion in addition to providing for the protection of fragile coastal areas.

High-risk erosion areas are defined as areas along the Great Lakes and connecting waters where erosion has been occurring at a long-term average of one foot or more per year. Required setbacks are used to regulate and protect high-risk erosion areas from development, and conversely, the destruction of private property because of erosion.

The Village establish regulations for high-risk erosion areas, with ordinance approval and oversight from Michigan Department of Environmental Quality (MDEQ). Local regulations would replace state permitting duties and allow more stringent regulations above the minimums set by the State, if that is a desired Village goal.

Critical Dunes

Sand dune protection and management is detailed in Part 353 of Public Act 451 of 1994, as amended, to ensure the preservation of critical dune areas from damage and destruction. Critical dunes are those areas which have been designated in the "Designated and Critical Sand Dune Areas" dated January 2002, prepared by the Geological Survey Division of the Michigan



Department of Environmental Quality (MDEQ). Critical dunes may be found along virtually the entire shoreline of the Village. Their depth varies significantly.

Critical dune areas are regulated by MDEQ, unless a local community has opted for regulatory authority. Protected dune areas slow the rate of shoreline erosion and provide habitat to rare plant species. Preservation of this important resource may be achieved through the enforcement of limitations on developable slopes, setbacks, vegetation, and development locations.

A permit is required prior to the removal of vegetation, land alteration, structural development, or silvicultural or recreational activities that can significantly alter the characteristics of a critical dune area. Each permit must also be accompanied by a soil erosion permit, sewage treatment permit (from the local health department), an approved tree-cutting plan, and a site plan. All special use projects must also complete an environmental impact statement.

Water Resources

Floodplain

Flood or flooding may be defined as the overflow of surface water onto lands that are typically dry. Land may be inundated with water temporarily because of heavy precipitation; it may be covered with water because of overflow from a lake, pond, stream, and/or wetland; or the land may be flooded by natural runoff.

Those lands which hold a 1% chance of being flooded because of overflow from an adjacent body of water within any given year during a 100-year period are considered to be in a floodplain. The Federal Emergency Management Agency (FEMA) issues a floodplain map that includes the 100- year floodplain and that of the 500-year floodplain.

Floodplains have been established within the Village along portions of the lakeshores of Lake Michigan and Pentwater Lake. Several floodplain areas extend into the developed portions of the Village in or near the central business district.

Floodplain protection provides safe areas for overflow in times of heavy precipitation, limits property loss, reduces soil erosion, and maintains open space. As floodplains slow floodwaters, nutrients and sediments sink and remain within the floodplain, creating a rich top soil. In addition, these areas also provide productive wildlife habitat including wetlands and travel corridors for animals.

Coordination of local regulations with those of the state are an important first step towards achieving appropriate and effective floodplain regulations. Part 3108 of Act 451 of 1994, as amended, defines the unlawful occupation, filling, or grading of floodplains, as regulated by MDEQ. Local governments can regulate floodplains using building codes, zoning ordinances, subdivision regulations, health regulations, and/or use of police powers. Implementation of protective measures should be used in conjunction with soil and sedimentation, stormwater, and wetland regulations.

Wetlands

Part 303 of the Natural Resources and Environmental Protection Act defines a wetland as: *"land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh..."*

Wetlands contribute to the quality of other natural resources, such as inland lakes, ground water, fisheries, wildlife and Lake Michigan. Wetlands serve as storage areas for excess water and nutrients; controlling floods and the aging of rivers, lakes and streams. In addition, acre for acre, wetlands produce more wildlife and plants than any other Michigan land cover type.

Part 303 seeks to protect wetland resources through regulating land that meets the statutory definition of a wetland, based on vegetation, water table, and soil type. Certain activities will require a permit from the MDEQ on a site that satisfies the wetland definition, including:

- filling or placing of material in a wetland;
- draining of water from a wetland;
- removal of vegetation, including trees, if such removal would adversely affect the wetland;
- constructing or maintaining a use or development in a wetland; and/or
- dredging or removing soil from a wetland.

Certain activities are exempt from permit requirements. In general, exempt activities include: fishing, trapping or hunting, hiking and similar activities; existing, established farm activities; and harvesting of forest products.

Wetland areas subject to regulation by the MDEQ include wetlands, regardless of size, which are contiguous to, or are within 500 feet of the ordinary high water mark of, any lake, stream, or pond; wetlands which are larger than five acres and not contiguous to any lake, stream, or pond; and those wetlands which are not contiguous to any lake, stream or pond, but are essential to the preservation of natural resources.

Generally, wetlands must be identified through individual site determinations. Accordingly, the low-lying areas or wetlands shown on the Environmental Features map are for planning purposes and represent only indications of where some of these areas may be located.

Water Quality

Surface water features that are affected by land use include Lake Michigan, Pentwater Lake and their associated tributaries and streams. Soil erosion, impermeable surfaces (such as parking lots and roofs), soil contamination, and additional recreational pressures can affect surface water quality. The preservation of water quality is important for plant and animal life, tourism, and drinking water supplies.

Water resources are part of a fragile system that is potentially at risk. A combination of poor soils unsuitable for septic systems, a high water table, and an

increasing amount of rural development, may begin to threaten the quality of the area's water supplies. Specific regulations pertaining to soil erosion and sedimentation control practices, protection of wetland areas, increased water body setbacks, the use of greenbelts or buffers, and density reductions can assist in protecting water quality.

One of the most significant threats for surface water is soil erosion that deposits sediment into streams. One identified problem is the Pentwater River. The Initial Water Quality Statement completed as part of a grant application proposal (prior to the original 1997 Plan) contained the following statement:

"The south branch of the Pentwater River is a designated cold water trout stream (Director's Order titled 'Designated Trout Streams for the State of Michigan' DF- 101.91). According to the Fisheries Habitat Biologist for the area, 1991 charter boat data shows that the Pentwater fishery is 'excellent when compared to other Lake Michigan ports.' The MDNR Fisheries Division attributes this to the substantial amount of natural reproduction occurring on the north branch of the Pentwater River, but not the south branch. According to the 1990 MDNR biological survey, 'soil erosion and sedimentation within the watersheds of both the North Branch Pentwater River and South Branch Pentwater River have severely impacted stream quality by reducing available habitat for fish and macroinvertebrates.' Also, MDNR records show that the access locations in the watershed experience heavy public use."

The proposal continues by suggesting a watershed management approach to improving this situation. Watershed management involves a combination of land use and environmental analysis to determine actions to identify and address those areas that contribute to sedimentation of the stream system. A watershed approach is used to ensure that problems that are regional in nature are addressed, rather than attempting to find solutions on a site-by-site basis.

Another element to surface water protection, including proper retention of rainwater runoff, is the need to moderate the effects that recreational activities have on surface waters.

Over time, overuse of inland and lakeshore areas can degrade water quality through small gasoline and oil spills, stirring of lake bottom sediments, and other

effects. These activities also have an effect on shoreline erosion, which further contributes to a decline in water quality.

Groundwater quality is also a concern since individual wells still serve 30% of the Village's housing stock. Any substance that is placed or injected in the ground has the potential to affect groundwater quality. A report by the Geophysics Study Committee of the Commission on Physical Sciences, Mathematics, and Resources (National Research Council) stated:

"Groundwater contamination may be localized or spread over a large area, depending on the nature and source of the pollutant and on the nature of the groundwater system. A problem of growing concern is the cumulative impact of contamination of a regional aquifer from nonpoint sources (i.e., those that lack a well-defined single point of origin), such as those created by intensive use of fertilizers, herbicides, and pesticides. In addition, small point sources, such as numerous domestic septic tanks or small accidental spills from both agricultural and industrial sources, threaten the quality of regional aquifers."

The *State of Michigan Comprehensive Groundwater Protection Program*, published by the Michigan Department of Environmental Quality reports that:

"(A)bout half of all Michigan residents depend on groundwater as their primary source of fresh drinking water - either through public water supply systems or private drinking water wells. For many communities, groundwater is the only possible source of fresh water for drinking. Cleanup of groundwater contamination sites is expensive and slow, and often creates hardships for the persons affected.

Land use regulations, land acquisition, and education programs can play a key role in protecting groundwater. Examples of land use control activities include the following:

- Land use plans which take into account groundwater vulnerability;
- Zoning ordinance and site plan review standards related to aboveground secondary containment, interior floor drains, and other topics;

- Purchase of land and/or conservation easements to provide a wellhead protection buffer around municipal wellfields;
- Public education through public meetings, school-based classroom programs, library displays, cable television videos, public information flyers, and municipal newsletters.”





The Village is currently updating its Wellhead Protection Plan for the safety of the municipal water supply. Groundwater protection will remain essential for residents as contaminated groundwater has a potentially devastating effect on municipal and private wells. As a result, maintaining appropriate densities of development and proper disposal of sanitary sewer wastes are critical factors in ensuring the adequacy and quality of domestic water sources.

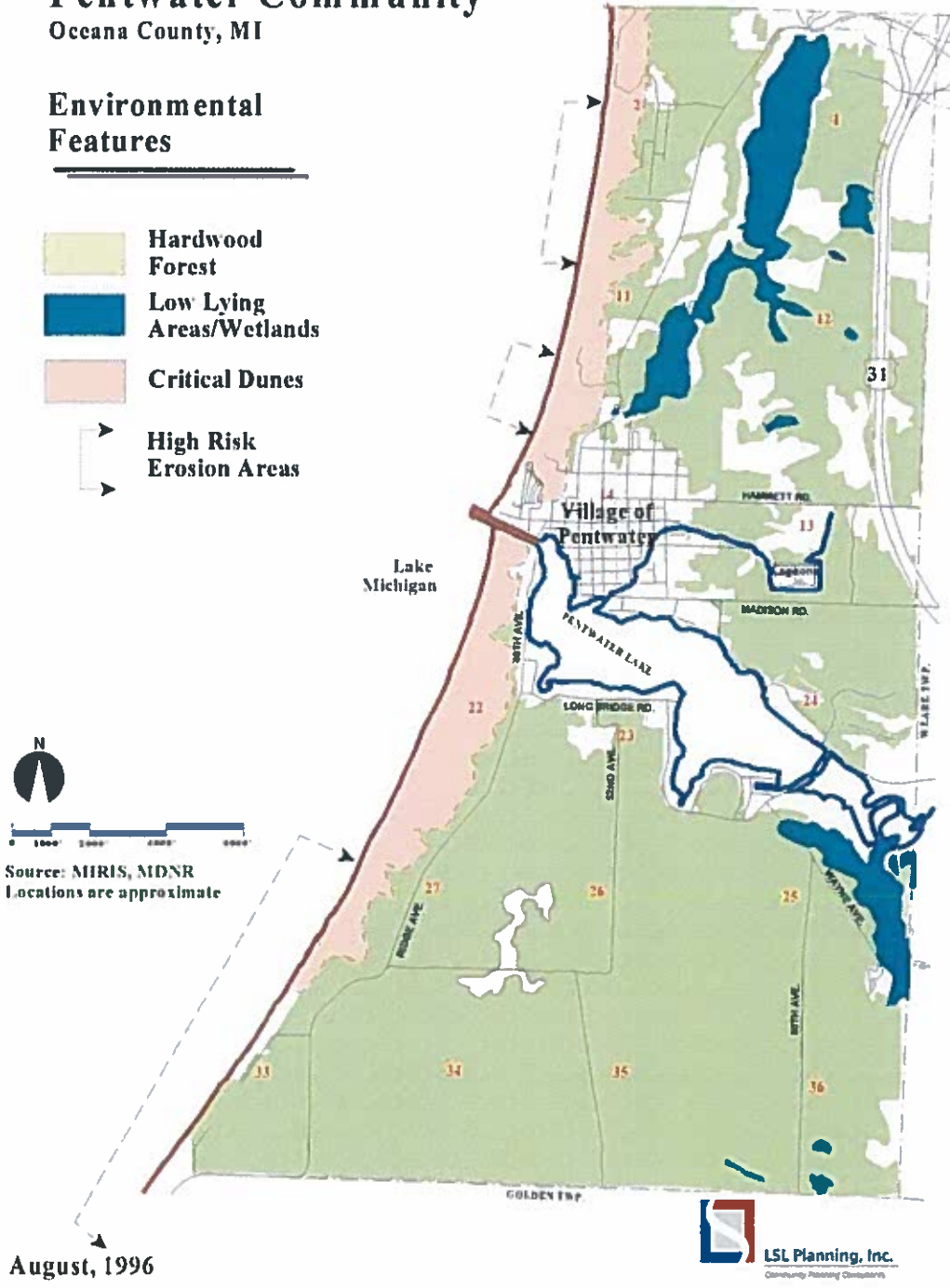


Pentwater Community

Oceana County, MI

Environmental Features

-  Hardwood Forest
-  Low Lying Areas/Wetlands
-  Critical Dunes
-  High Risk Erosion Areas



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CHAPTER 3 VISION AND VALUES

Vision Statement

The Village of Pentwater will be one with strong core values based on our small town character and the natural features which are treasured by our residents and visitors. These values will be supported and nourished by a balanced pattern of land use and a stable economy which provides opportunities for our residents but does not detract from our core values.

Our Core Values are:

- Close communication between those who make decisions about our future and those affected by these decisions.
- A Village that values its surroundings and pledges to protect those natural features which make up the fabric of our area.
- Maintaining small town values of local responsibility, involvement of people, and cooperation with our neighbors.

Goals

Through identifying local values, obtaining public input and articulating needs, the Village's goals, policies and strategies can be formulated. The goals outlined in this plan are the foundation of the future land use plan and provide the basis for implementation of the Master Plan.

A goal is a general statement of a desired outcome. To be effective, a goal must be realistic and achievable. The goals take the issues identified by the public and focus them into specific outcomes, enabling us to envision the future as the residents of the Village would like to see it. Actions are more specific and lead to the outcomes supporting the goals (Chapter 6). They are the starting point for implementation and provide a basis for the recommendations of the future land use plan.

- 1. Land use decisions will support our core values through planned development that is of a Village-scale density and designed to create a community consistent with our existing small town character. These decisions will include the need to provide neighborhoods that are consistent with this character, yet offer a variety of housing that appeals to a wide range of individual and family circumstances and allow for residents to remain members of the community as they age.**

Land use decisions will take into account our desire to maintain our core values. Our small town character is based on its people, who have common interests in preserving our natural features and historic values. The 1997 Community Survey indicated that a large percentage of those responding agreed that Pentwater has a small town character. Similarly, the natural features of the area were noted by 90% of the '97 respondents as a factor in their decision to move to or live in the area.

Achieving this goal will require Village officials to carefully consider the proper design and location for new development to ensure that natural features are not unnecessarily disturbed. Our neighborhoods will encourage interaction between residents and continue the closeness of our citizens. At the same time, we recognize that homes need to be available for families covering a broad spectrum of individual situations and age groups.

- 2. Decisions regarding locations for new development will consider the capability of the Village to provide a suitable level of community facilities and services, be of limited size and intensity, and preserve the natural character of the landscape.**

The Village of Pentwater lies in a rural area with limited availability of public services. Before new development is considered, it will be important to identify the services that will be needed and the capability of the Village to provide those services. Large industrial or commercial developments can neither be economically supported nor provided with the infrastructure necessary to accommodate them.

- 3. New commercial, tourism-related, or industrial development will be planned in locations where they fit the fabric of the community; where existing and potential new homes will not be affected; and where services are adequate. New development and redevelopment will be of limited size, scale, and density, to keep with the rural, small town character of the Village of Pentwater.**

While the Community Survey showed little support for actively attracting new commercial or industrial development, there was not a strong indication that such development should be kept entirely out of the area. There was a slight indication that commercial development would be viewed more favorably than industrial. There was some support for limiting the overall level of tourist related activities to avoid over development and the possible introduction of larger scale commercial services. This was also reflected in the responses that showed a desire to maintain enough control over the rate and location of growth to preserve natural areas and the character of the area.

- 4. The Village of Pentwater will work with the County and other communities to promote economic opportunities for the area.**

We recognize that economic opportunities will have to be provided in order to make jobs available to those who wish to live in the Village, particularly younger people and families. Although we do not have ideal locations, public services, and other desirable features for intensive industrial and commercial development, other communities in the area do, particularly those with direct access to U.S. 31. The Village of Pentwater can offer a desirable quality of life for those who wish to live and work in the area.

5. The Village of Pentwater will continue to ensure that new development and redevelopment is sensitive to natural resources, such as shorelines, wooded areas, dunes, waterways and wetlands.

One of the primary reasons why the Village Pentwater is such a desirable community is due to its plethora of natural resources. Residents and visitors alike enjoy the beaches and pristine lakes year-round. Attractions such as the marinas and Charles Mears State Park are well known as seasonal attractions. Proper stewardship of these natural resources is paramount to ensure Pentwater's continued prosperity and allure.

6. Housing options for the aging population will be explored and supported by the Village of Pentwater to ensure seniors are able to stay close to familiar neighborhoods and the community as a whole.

As outlined in chapter 2, the Village of Pentwater has experienced a growing senior population. The housing needs of seniors is an important part of the commitment to provide appropriate housing choices for all residents. Viable housing options should be explored and supported, as it is very important to residents to remain active members of the community within their own neighborhoods as they age.

CHAPTER 4

CHARTING THE FUTURE

Land Use and Quality of Life

The form and vitality of any Village is defined largely by how its citizens see the way land is used and how that use relates to their daily life. As a result, the way we use the land is linked directly to the quality of life of Pentwater.

As a guide, the Master Plan is not meant to be rigidly administered; changing conditions may affect the assumptions used when the plan was originally conceived. Nevertheless, changing conditions do not necessarily mean that the Master Plan must change. Rather, the Village Planning Commission must examine those changes and decide if the principles on which the Master Plan was based are still valid. If so, the plan should be followed.

The relationship between the Master Plan and Zoning Ordinance is often misunderstood. The Master Plan is a *guide* for land use for the future; the Zoning Ordinance *regulates* the use of land in the present. The Master Plan is not a binding, legal document; the Zoning Ordinance is a law that must be followed by the Village's residents.

As growth within the Village continues, Village officials will have to address difficult zoning issues brought on by the pace and increasing complexity of development plans by residents and property owners. The need to provide flexibility, coupled with the desire to maintain some degree of control, may create the need for innovative zoning solutions, such as clustering provisions, planned unit development regulations, and other techniques.

Infrastructure

Utility and transportation planning provides many benefits. To achieve these benefits at lower cost, land use policies should encourage infill, and discourage extensions of infrastructure that may compromise other land use goals.

Community planning for infrastructure can have positive effects on land use. Failure to plan may be expensive and frustrating for all involved; a good plan can provide

many economic and financial advantages; help retain Village character; and reduce public safety concerns related to transportation and environmental contamination.

In order to understand how economic growth occurs, it is helpful to know if the characteristics of that growth can be directly or indirectly influenced by the Village. Sewer and water services may influence the amount and type of development that may occur within the Village of Pentwater.

Sewer and Water Services

The principal utilities needed for the Village of Pentwater are water and sanitary sewer disposal. An estimated 70% of residents located within the Village of Pentwater are serviced by the public water system drawn from three wells. The Village of Pentwater completed a Membrane Bioreactor Facility in 2013 that serves 80% - 85% of Village of Pentwater residents and a small number of Pentwater Township residents.

Existing Land Use

The reasons that land has developed to this point in time vary widely. Some uses of land predate zoning; others were approved by previous planning commissions and legislative bodies with or without the benefit of a master plan. Many of these existing areas have stable, active uses that are thriving economically and socially. Others have uses that sometimes conflict with one another. Still others have seen their best days pass by and are in need of attention. Present land use patterns can tell us what the Village of Pentwater is, how it has developed, and where new growth will occur.

Land uses found within the Village of Pentwater have helped to create its small town character. The downtown, Village Green, neighborhoods, churches, and schools found in Pentwater provide residents identifiable areas where they can interact with each other and create bonds.

The following sections provide an overview of existing land uses. As the existing land use map has not been updated in many years, the Village Zoning Map is included in this Chapter as the most accurate portrayal of existing land uses in the Village.

Commercial

The Village Pentwater has successfully maintained an atmosphere that has been lost in many other lakeside communities in Michigan. Pentwater lacks the restaurant and hotel chains that oftentimes provide the feeling that a person could be in any tourist or urban area in the state.

Village businesses range from small, family-owned establishments and convenience shopping to specialty retail stores, similar to those of other successful “non-commercialized” tourist areas in Michigan. Much of this activity is concentrated in the central business district along Hancock Street, which serves as the commercial center for the Village. This traditional downtown, made up of small businesses, offices, and older buildings, has establishments which satisfy both resident and visitor needs. A post office, coffee shop, and market are available to serve local customers. Higher-end retail shops, some of which are seasonal, are also located within the central business district.

The Village has identified itself as being a historic and recreational resource, citing its ties with boating, fishing, golfing, and civic band concerts. Other commercial areas primarily related to the marina and water activities, such as boating and fishing, skirt Pentwater Lake. The relationship between the waterfront and the downtown is improving. The marina area filters views of the water, while Fifth, Fourth and Third Streets dead-end at the waterfront.

Residential

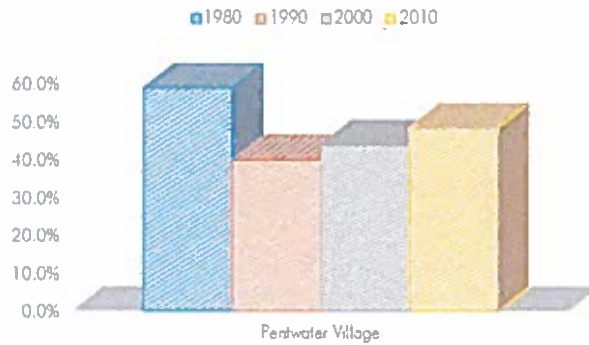
As noted earlier, much of this housing is seasonal. Seasonal housing makes almost 50% of all available housing, however, the percentage of seasonal housing dropped by over 10% between 1980 and 2010. This represents a shift in the housing choices of people in the area; seasonal residents are converting homes to year round use, or building new, permanent homes.

A large number of homes around Pentwater Lake and along Lake Michigan serve as second home, summer residences. Many of the homes built along Lake Michigan are two and three story buildings. Some of those along the roadway from U.S. 31 north to the Village are older, more established homes, generally of a single story, ranch style design. Many homes constructed near the water’s edge block views of the water.

Neighborhoods surround the downtown area and Pentwater Lake. Some residences within the Village have been in existence prior to the turn of the 20th century.

The close-knit, community feeling of the Village is well illustrated in the neighborhood south of Park Street. Based upon a traditional grid street system, the homes are a mix of Victorian style and modern ranch designs with reduced setbacks from the road. The oldest part of this neighborhood is between Third and Lowell Street, extending from Rush to Hancock Streets. Several homes within the area are under the process of being refurbished and sidewalks have recently been replaced. Low vehicular traffic volumes in this neighborhood encourage residents to walk for recreational activity, allowing them to interact with neighbors.

SEASONAL HOUSING 1980-2010



Residential development north of Park Street is typical of more recent development trends, with homes constructed on larger lots with greater setbacks and of a development density less than that found south of Park Street. A manufactured housing development found off Sands Street is the exception; it has a higher density than most of the older neighborhoods.

Since 2004, one residential planned unit development (PUD) has been developed in the Village. The Cottages at Lites Woods is characterized by single and two-family residences and is located in the southeastern area of the Village.

Multi-family housing is available in a couple of condominium developments bordering Pentwater Lake and above commercial development in the central business district. Two other rental multiple family developments are located near the Pentwater Schools.

Several homes located throughout Pentwater are utilized as bed and breakfast inns. These accommodations remain an essential element of the Village’s character.

Semi-Public and Public Facilities

Four churches are placed within the neighborhood section south of Park Street, and are located in areas where it is possible for members to walk from home to church. Very little parking is provided for these congregations. The different denominations served include Baptist, United Methodist, Episcopal, and Catholic. A fifth church, of Lutheran denomination, was recently established to the north of the Village in the Township along Business US 31.

The school and the public library are located nearby as well, benefitting children and families due to their proximity to neighborhoods. The Pentwater Public School (K-12) is located at 600 Park Street. The public library is located on the corner of Park and Rush streets.

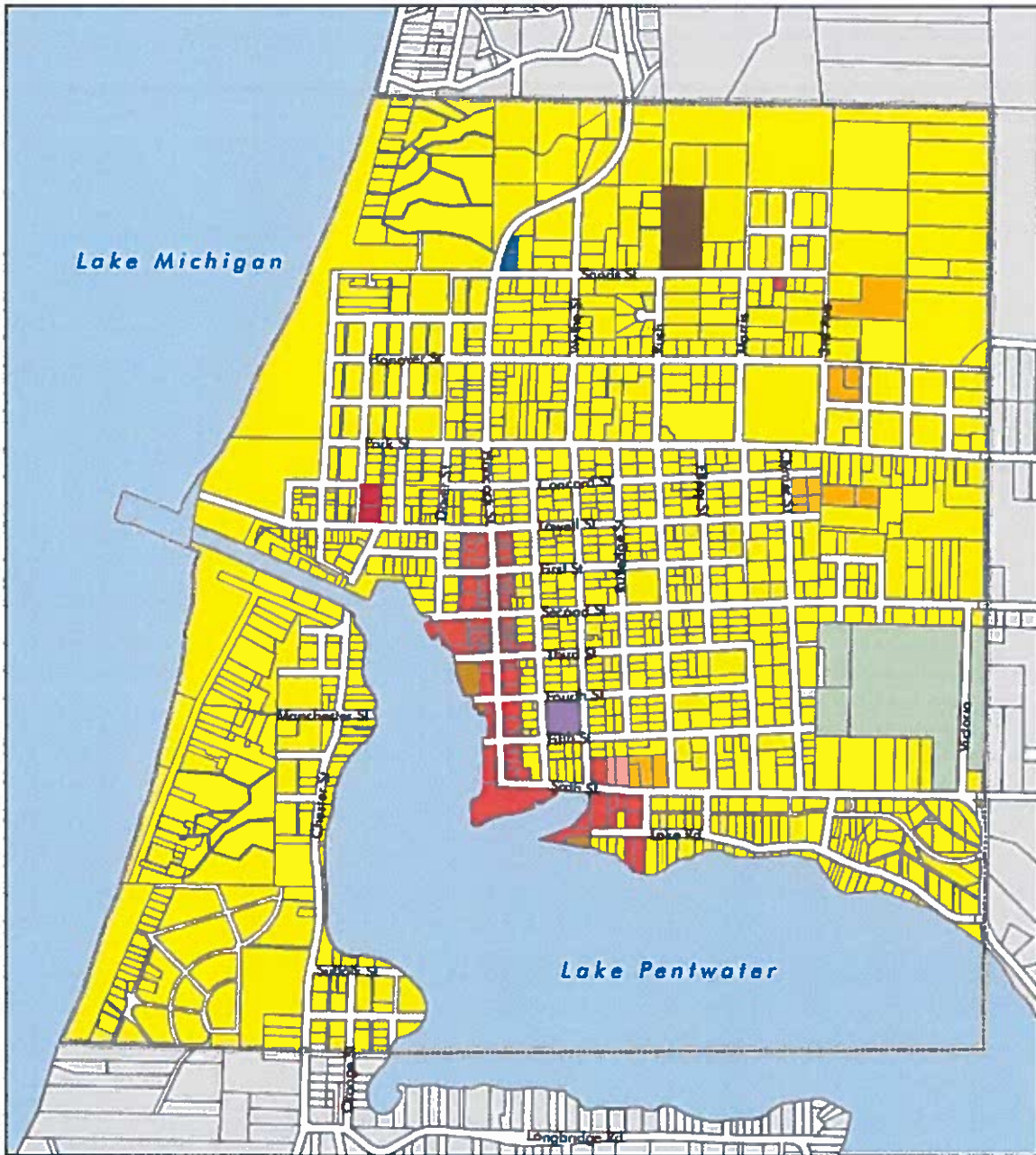
Established in 2004, the Pentwater Artisan Learning Center (PALC) is a private non-profit organization that facilitates artisans working primarily with wood, metal, pottery, painting, stained glass and jewelry. The facility is located on property adjacent to the Pentwater Public School on Park Street.

The Pentwater Historical Society, established in 1982, exemplifies strong community unity. To further its goals of preserving and promoting the history, values and traditions of the community, the organization purchased and refurbished, using volunteer labor and donations of over \$225,000, the former First Baptist Church for its new museum that opened in May 2014.

Other publicly owned areas include a public boat launch and marina on Pentwater Lake and a large parcel of state-owned land, Charles Mears State Park on Lake Michigan, which provides camping opportunities for visitors.

Light Industry

Although industrial development is uncommon in the area, Pentwater Wire Products is located off Carroll and Wythe Streets, between Fifth and Fourth Streets. This light-industrial facility manufactures wire racks with plastic coatings to be placed in products such as refrigerators. The facility employs local residents. There are no industrial parks or concentrations of industrial development within the Village.



Zoning Map
Village of Pentwater

- R2 - Single Family Residential
- R3 - Multiple Family Residential
- R4 - Lakeshore Multiple Family Residential
- MHP - Manufactured Home District
- RO - Residential-Office
- C1 - General Commercial
- C3 - Control Business
- C4 - Hotel Resort
- LI - Light Industrial
- PUD - Planned Unit Development

Future Land Use

Future land use decisions for the Village of Pentwater will be guided by the Vision, Core Values, and Goals noted in Chapter 3. The principles governing land use rest with the desire of residents and officials to preserve the values that make Pentwater a desirable place to live. Those values are centered on the preservation of the small town and rural character and natural features of the area, while recognizing that new development will occur and must be planned. It is also based on the recognition that these values are fragile and that steps will be necessary to protect them.

The Village of Pentwater Future Land Use Plan includes seven use (7) categories and an environmentally sensitive area designation. The following is an overview of the categories:

Residential

Land designated within the residential future land use categories is located throughout the Village. Support uses, such as churches, schools and parks are also appropriate for development within this land use designation.

There are three distinct residential future land use categories, low medium and high density residential.

Low Density Residential

Density in this category is limited to a minimum of 2 acres per lot. Most of this development is concentrated along the major roadways that radiate from the Village, paralleling the shoreline, east to U.S. 31. It is likely that much of the residential development in this classification will occur along existing roadways.

RESIDENTIAL DESIGN GUIDELINES

A. Residential land uses will be provided for more affordable homes. Factors that may be used to make homes more affordable may include wider areas of utility coverage, inclusion of a variety of housing types, and providing paved roads.

B. New areas of residential development will have the same neighborhood characteristics as those already found in the Village of Pentwater.

Although development of this nature is not unusual in rural areas, it does present some practical problems.

First, the number of driveways along these roadways can become a traffic issue, particularly in areas where zoning allows relatively narrow lot widths. Although individually these driveways do not generate excessive amounts of traffic, over time an increase in their number on a busy roadway can present problems with additional turn movements, especially where vehicle speeds are high.

As development along roadways increases, property owners are also more likely to demand better maintenance. Over 73% of the Community Survey respondents thought that improving existing roadways was an important issue for the area provided that no additional property tax revenue is sought for this purpose. This issue will likely continue to appear as more development occurs along these roadways.

Finally, homes spaced out along roadways, particularly when near the street, tend to detract from the rural character of the area when the view is more of buildings than of open space. A byproduct of strip residential development, the inefficient use of land, also occurs when homes are placed near the front property line. Some properties within the Village are divided into relatively large lots, with the frontage taken up by individual homes. This type of development tends to create relatively deep lots which leaves sizeable portions of properties cut off from road access and essentially unusable.

While this may not be a problem for the original and some subsequent owners, others may look for opportunities to use the back portions of these lots for further development and seek variances or other approvals from the township to do so. The Land

**RESIDENTIAL DESIGN
GUIDELINES**

C. Residents of the Village will have the opportunity to age in place—remaining in the Village as they grow older and needs change. Senior living facilities and services that includes independent and assisted living units along with multi-family, condominium units, will provide Village residents with this opportunity.

D. Limited mixed-use scale in the downtown business district with second- and third-floor apartments/condominium units will provide a mixture of housing types to augment available housing options currently available in the Village. These units will be limited in size and scale in relation to the existing and historic structures of the Village and the height limits outlined in the Zoning Ordinance.

Division Act provides opportunities to limit the depth of lots created without the filing of a plat, but access to interior properties will continue to be an important consideration in reviewing future development proposals.

In addition, the Community Survey revealed considerable concern about the quality of groundwater that will be available in the future. Without access to public utilities, protecting the source of well water will be very important for the long-term welfare of Pentwater's residents.

Medium Density Residential

Medium (and High) Density Residential land is concentrated to the east of the Village and on the west side of Pentwater Lake. Part of the intent for placing homes at a moderate density in this area is to decrease the infrastructure costs that would be necessary to serve such higher intensity uses elsewhere within the Village. Directing growth to the east is also intended to preserve the natural character of those areas closest to the Lake Michigan and Pentwater Lake shorelines. Maximum density in the Medium Density Residential designation should not exceed 5 units per acre, or approximately 8,000 square feet per residential lot.

These areas are intended to be developed with many of the same neighborhood characteristics already present in the Village, including paved roads, sidewalks, adequate lighting, well-placed open spaces for recreation, and a sensitivity towards existing natural features (woods, dunes, shoreline, etc.). Public services, especially public water and sanitary sewer, will also generally be desired.

High Density Residential

High Density areas are intended to be served by public utilities, where possible, and to provide additional housing opportunities for new residents, in keeping with the Residential Land Use Principles. High Density areas will generally require public services, especially public water and sanitary sewer, be served by paved roadways, and designed to limit any negative effects on existing homes. Densities will range as high as eight (8) units per acre, where proper facilities are in place.

Office

This use includes various forms of office development including professional offices, medical offices and banks. While most offices and related uses are typically located in the central business district, office uses such as medical and dental are not conducive to downtown locations due to a lack of adjacent on-site parking. The Plan recognizes that areas for these types of offices should be situated convenient to residential areas and along major thoroughfares. Further, due to the proximity to residential areas, the office buildings should resemble a residential structure.

Commercial

This land use designation encompasses the older, traditional commercial core of the Village of Pentwater. The Central Business District is the sole commercial future land use category.

Central Business District

Most people not only readily identify views of the water as being part of the image of the Village, but views of the central business district as well. The Village has undertaken a series of improvements to enrich the physical image of the downtown and to improve its economic climate. Distinctive elements of the improvements, including trees, public restrooms, and other improvements have greatly enhanced the favorable view residents and visitors have of the Village.

The Village of Pentwater has a long history of being a cohesive community, as a center of transportation for the lumbering industry, and a destination for recreation and tourism. Many of the original

COMMERCIAL DESIGN GUIDELINES

A. Downtown land use should ensure that retail development is concentrated on Hancock and office/services are directed to side streets off Hancock. Residential development should be considered as an accessory use to commercial uses in this district.

B. Commercial development will meet the following criteria:

- Not be developed in a strip commercial fashion.

- Be located on and direct traffic to streets other than those strictly serving neighborhoods.

- Provide connection to public utilities

- Not have detrimental effect on natural features, traffic and access, and adjacent neighborhoods.

characteristics that created the Village still exist and their heritage provides a strong tie to the present. One of the unique aspects of any older downtown area is its older buildings. While these buildings contribute to the character of the downtown, they also often present challenges to their owners. Extensive renovations and changes over time tend to create inefficient space and circulation patterns.

The limited size of the buildings tends to restrict the variety and volume of merchandise that may be offered. As a result, many of the basic shopping needs, such as groceries and pharmacy supplies, are more difficult to sustain. Other physical limitations, such as the lack of centralized parking, also complicates the successful operation of these businesses.

Finally, since a number of the businesses are seasonal, operating primarily in the spring, summer, and early fall, it is difficult to sustain a “critical mass” of activity to sustain the year-round businesses. This raises the key issue of the ability of the downtown to expand. The Master Plan calls for the principle downtown shopping area to be located on Hancock between Sixth Street and Lowell.

Historically, shopkeepers and owners have resided in space above their stores in central or downtown business districts in order to be in close proximity to their business at all times as well as to minimize housing and business costs. As a result of the introduction of enclosed and strip malls, traditional downtowns have experienced a decline in business due to the convenience of these newer shopping venues. In an effort to restore viability and vitality to central business districts, communities have more recently encouraged the development of residential uses in these areas. Moreover, such development is typically directed to the upper floor(s) of the commercial building and is not limited only to the shop owner/keeper.

In addition, the proximity of Pentwater Lake and the central business district in the community provides many opportunities for lake views. In order to maintain the viability of Pentwater’s downtown, the Plan recognizes that residential development is necessary and accessory to the commercial nature of the district and any residential development should be limited to the second and third floors of the building and be appropriate for the square footage of the commercial space. Further, off-street parking restrictions should be applied to any residential development in the central business district.

Over time, expansion of the downtown may be possible to Carroll Street, between Fifth Street and Second Street. Care will have to be taken to ensure that existing neighborhoods are not affected. This area could be used for additional parking, or to permit some expansion of retail or service businesses.

The success of the long-term revitalization of the Village downtown cannot be assured by any single group, person, or agency. A consolidated effort will be needed by the property owners, the Village, and the people of the community to assure the success of downtown. The variety of programs, funding requirements, physical development needs, and personalities dictate the need for cooperation and, where necessary, compromise.

Industrial

The intent of this future land use category is to plan for industrial uses such as research, wholesale and warehouse activities and very light industrial operations that manufacture, compounding, process, package, assemble and/or treat finished or semi-finished products from previously prepared material.

Industrial

Industrial uses will generally be limited to an area that has historically been used for this purpose.

**INDUSTRIAL DESIGN
GUIDLINES**

A. Industrial sites will be located where residential development will not be impaired or negatively affected.

B. Industrial site redevelopment shall conform to residential land use principles and shall conform to existing residential neighborhoods.

Public/Semi-Public

Public/Quasi-Public uses include schools, trails, public and not-for-profit medical facilities, churches, courthouses, city halls, libraries, and a host of other government services and facilities.

Unlike traditional master plans, the Village of Pentwater Master Plan uses the Public/Semi-Public future land use classification for a wide variety of situations. The common use of this classification is for churches, schools, government lands, parks, and other similar lands. While these uses are included in the classification, a broader range of uses is also used.

The intent of using this classification is not to attempt to deny the commercial nature of these uses, but rather to limit them to resort oriented land uses. This is, in part, an attempt to recognize their existence and vitality in the community, but not permit these uses to transition to a more general business or commercial nature.

While the results of the Community Attitude Survey indicate that residents/property owners are not willing to increase taxes to pay for new parks, every effort should be pursued to maintain and enhance existing public recreational facilities. Further, when and where appropriate, new recreational opportunities, such as bike/pedestrian paths along major Village roadways (i.e. BR 31), fishing piers, etc., should be examined whenever funding is available.

**PUBLIC/QUASI-PUBLIC
DESIGN GUIDELINES**

A. National Recreation and Park Association level of service standards shall be met for both seasonal and permanent populations.

B. New development and redevelopment should consider sewer and water capacity before approval.

Environmentally Sensitive Development Area

The Plan also calls for a special area, labeled *Environmentally Sensitive Development Area*. This area overlays a number of different Future Land Use classifications. The intent of this overlay is to recognize the unique features of Lake Michigan's critical dunes and high-risk erosion areas. Treatment for these sensitive areas is outlined in Chapter 2. Treatment of these features will be considered as part of any development within this area, regardless of the land use or zoning classification in place.

Other Land Use Elements

Arrival

When people take long trips away from their home, after a time they begin to picture various parts of their community with which they are familiar. This is the "sense of place" that we all have; that place where we are most comfortable. Upon returning, those same people will quickly identify landmarks that announce that they have arrived at their "place." This sense of arrival may take many forms, but whatever form it takes, it provides a distinct feeling of comfort and identity. By placing a physical landmark at the entrances of the community, the arriving resident, or visitor, can gain a sense of arrival.

This is especially important for the Village, since it has some dependence on visitors. Although outside of municipal limits, the entry to the Village begins at the south end of Pentwater Lake and is highlighted at the actual entry into Village limits at Sixth Street.

Views

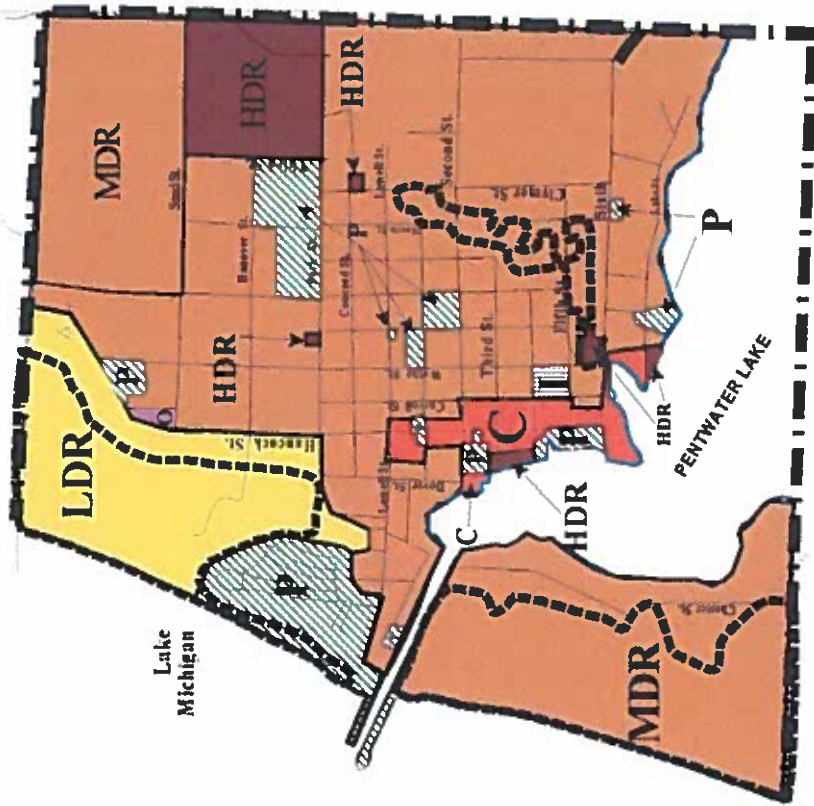
Most of the landscape that provides pleasant scenery and visual quality is privately owned. Nevertheless, the public "uses" the landscape visually, and, for the Village, views are a key element of the community. Therefore, protecting these recognized resources provides a significant and tangible benefit. Normally the most direct way of achieving view protection objectives is through the control of building location, spacing, bulk, and height.

When protecting eye level or ground level views such as a lake view, or on the downhill side from a viewpoint, such as an overlook, it is important to control









building bulk and spacing, as well as the placement of fences, shrubs, and trees. In this setting, even one story buildings erected within the view area or in a long solid mass can block a line of sight.

In such settings, buildings should be placed in such a manner that they do not obstruct the view to be preserved. Buildings along a shoreline, placed to create a solid wall effect, not only obstruct views of the lake but also adversely affect the shoreline's visual quality from the lake. To assure that this will not happen, designers, developers or builders should be required to stake out the outline of all proposed buildings and landscaping for on-site inspection, so that the amount of the view blocked will be made clear before the plan is approved or a building permit issued.

Buildings might be limited to a height of no more than 30 feet (measured from the average ground elevation at the building walls) where they would obstruct views or project above the tree cover. Heights exceeding this limit might be permitted where it can be shown that such construction will not interfere with the scenic attractiveness of the view to be protected. While maximum building height might be restricted in absolute terms, buildings may be restricted to a height determined relative to the object or view to be protected.



**Future Land Use
Village of Pentwater**

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Central Business
-  Office
-  Industrial
-  Public/Semi-Public
-  Environmentally Sensitive Development Arcu



CHAPTER 5 ZONING PLAN

Purpose

A “zoning plan” is required to be part of any master plan, land use plan, or growth management plan pursuant to Section 33 of the Michigan Planning Enabling Act (MPEA) (PA 33 of 2008) and is also referred to in Section 305 of the Michigan Zoning Enabling Act (MZEa) (PA 110 of 2006, as amended). Therefore, every master plan in communities with zoning must have a **zoning plan** that meets the requirements of Section 33 of the MPEA

As defined by Section 33 (2) (d) of the MPEA, a zoning plan consists of the following elements:

- An explanation of how the land use categories on the future land use map relate to the districts on the zoning map.
- A description of each of the zoning districts (including proposed new districts) and including the purpose of each district, a description of the uses to be permitted (by right and by special permit) in each district, and the general locations for those types of districts.
- A proposed schedule of regulations by district that includes at least: building height, lot area, bulk and setbacks.
- A proposed zoning map showing the location of proposed zoning districts.
- The standards or criteria to be used to consider rezoning consistent with the master plan.

Relationship to the Land Use Plan

The Village of Pentwater Land Use Plan sets forth the vision, goals and policies for growth and development in the Village for the next twenty years. It includes a specific strategy for managing growth and change in land uses and infrastructure in the overall communities over this period, and will be periodically reviewed and updated at least once every five years. The Zoning Plan, along with the rest of the relevant parts of this Land Use Plan, is intended to guide future changes to the Pentwater Community Zoning Ordinance in order to ultimately implement the Land Use Plan itself.

Zoning Districts and Dimensional Standards

The Land Use Plan, as outlined in Chapter 4 of the this plan, proposes seven (7) land use categories while the Zoning Ordinance currently has twelve (12) zoning districts. A two zoning districts pertain to the Township only and are not found in the Village. The following provides a summary of how each zoning district relates to the respective applicable land use categories for this 2015 Plan update. The specific purposes of each individual zoning district and primary permitted and special land uses are listed, while Table 5-1 presents a summary of the key dimensional standards in each zoning district.

Future Land Use Category	Zoning District
Lakeshore Residential	<p>Chapter 8: WD Waterfront Intent of District: The Waterfront District is a supplementary District which applies to designated lands solely located along the waterfront and shoreline areas of the community. As such, the District is a "floating" district simultaneously with any other zoning districts. Where the specific requirements of the Waterfront District vary or conflict with the regulations contained in the underlying zoning district, the stricter requirements apply.</p>
	<p>Chapter 7A: R-4 Lakefront Multiple Family Residential Intent of District: The R-4 District is intended to accommodate existing multiple family developments located on the waterfront.</p>
Low Density Residential	<p>Chapter 5: R-1 Single Family Residential Intent of District: This District is intended to provide a low-density, single family residential living environment and to foster stable, high quality neighborhoods. This District is exclusively applied in the Township.</p>
Medium Density Residential	<p>Chapter 6: R-2 Single Family Residential Intent of District: This District is intended to provide a low-density, single and two-family residential living environment and to foster stable, high-quality neighborhoods while providing for additional variety of housing opportunities and choices. The regulations for this district also recognize the need to provide existing housing stock and allow the development of older subdivisions. This District is primarily applied in the Village.</p>

<p>High Density Residential</p>	<p>Chapter 7: R-3 Single Family, Two Family & Multiple Family Residential Intent of District: This District is intended to provide additional variety in housing opportunities and choices. The R-3 District should also provide high-quality residential dwellings. The regulations for this district recognize the need to provide affordable housing opportunities. Non-residential uses are only allowed to the extent that they serve to further this end.</p>
<p>Office</p>	<p>Chapter 9: MHP Manufactured Home Park Intent of Districts: The MHP District provides solely for the location of mobile and manufactured housing in separate manufactured home park developments. These Districts are exclusively applied in the Village due to the availability of municipal water and sanitary sewer services.</p> <p>Chapter 10: R-O Residential-Office District Intent of District: The primary purpose of this District is to accommodate existing low intensity professional offices in residential areas through the conversion and adaptive reuse of existing residential structures in appropriate and conducive areas along Business Route 31. Further, it is the intention of the R-O District to provide a transitional area between a major thoroughfare and interior single family residential areas. To this end, any new buildings or the conversion and alteration of existing buildings must be compatible by means of landscaping and architectural treatment with neighboring residences.</p>

Central Business	<p>Chapter 11: C-1 General Commercial Intent of District: This District is intended to provide a wide range of goods and services to residents of Pentwater as well as surrounding areas. These uses will generally be more intensive and less compatible with residential uses. These uses will have appropriate signs, adequate lighting levels, attractive landscaping, and convenient parking areas. Special attention will be given to the location of access points and other traffic and pedestrian conditions to ensure that such businesses are operated in a safe and efficient manner. Where possible, access points, parking areas, and other common features will be combined to serve more than one business.</p>
	<p>Chapter 12: C-3 Central Business District Intent of District: This District is intended to provide a wide range of goods and services to residents of the immediate community as well as surrounding areas in a downtown setting. The District is characterized by a compact shopping area accessible to pedestrian traffic, on-street parking and as such, is limited to the central business area within the Village.</p>
	<p>Chapter 12A: C-4 Hotel Resort District Intent of District: The purpose of this District is to accommodate existing hotel resort facilities, oriented to the vacationing and traveling public, located in areas of existing residential uses.</p>
Industrial	<p>Chapter 13: LI Light Industrial Intent of District: This District is intended to provide exclusive areas for light industrial uses. Uses in this District provide for various types of light industrial and manufacturing uses, wholesale businesses, warehouses, and other uses compatible with one another and which are sensitive to environmental effects.</p>
Residential and Commercial	<p>Chapter 14: PUD Planned Unit Development Intent of District: Planned developments, which modify the traditional forms of zoning, permit a developer to secure advantages which can be passed on to the general public by virtue of more desirable and more economical development.</p>

Table 5-1 Village of Pentwater Zoning District Regulations

Zoning District	Min. Lot Area	Min. Lot Width	Max. Lot Coverage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Max. Height
R-2 Single Family Residential	One Family		50%	17 ft.	6 ft.	30 ft.	35 ft.
	8,000 sq. ft.	66 ft.					
	Two Family						
	15,000 sq. ft.	120 ft.					
R-3 Multiple Family Residential	One & Two Family		50%	17 ft.	6 ft.	30 ft.	35 ft.
	6,000 sq. ft./unit	60 ft.					
	Multi-Family		50%	30 ft.	15 ft.	30 ft.	
	10,500 sq. ft.	N/A					
R-4 Lakefront Multiple Family Residential	22,000 sq. ft.	N/A	50%	30 ft.	The greater of 15 ft. or bldg. height	30 ft.	30 ft.
MHP Manufactured Home Park	10 acres	N/A	N/A	15 ft.	5-10 ft.	10 ft.	N/A
WD Waterfront	Same as Underlying	66 ft.	50%	30 ft.	Same as underlying		30 ft.
R-O Residential-Office	N/A	66 ft.	50%	17 ft.	6 ft.	30 ft.	35 ft.
C-1 General Commercial	20,000 sq. ft.	100 ft.	40%	25 ft.	10 ft.	25 ft.	35 ft.
C-3 Central Business	None	None	None	None	None	None	35 ft.
C-4 Hotel Resort District	8,000 sq. ft.	66 ft.	N/A	17 ft.	6 ft.	20 ft.	35 ft.
L1 Light Industrial	One acre	100 ft.	60%	25 ft.	20 ft.	40 ft.	35 ft.
PUD- Residential	Varies	200 ft.	30%	30 ft.	20 ft. total, 10 ft. min.	30 ft.	35 ft., 2.5 stories
PUD- Commercial	Varies	200 ft.	30%	30 ft.	30 ft.	30 ft.	35 ft., 2.5 stories

Proposed Changes to the Zoning Ordinance

Since this Plan incorporates new policies, land uses and other measures related to further improving the quality of life in the Village, there are changes to the Zoning Ordinance that should be made to make it fully consistent with this Future Land Use Plan. As the principal tool for implementing this Plan, each regulatory policy of the Plan should be reflected in one or more zoning requirements. Needed changes are listed below. These changes should be pursued as the need or opportunity presents itself. In some cases, public discussion of proposed zoning amendments on any of the below listed may result in the need to refine or alter some of the language in this Plan. If that occurs, this Plan should be amended before the zoning amendments are adopted.

Standards/Criteria for Rezoning

The following represent generally accepted planning standards/criteria that will be utilized by the Planning Commission while considering future amendment requests to the zoning map of the Village:

1. Is the requested change compatible with the existing development pattern and the zoning of the adjacent and nearby properties?
2. Has there been a change in the conditions upon which the original zoning designation was based? Have land uses and/or conditions changed since the zoning was established?
3. Does the proposed zoning better conform to the Master Plan?
4. Will the proposed change conflict with existing or planned public improvements?
5. Will the proposed change adversely affect traffic patterns or congestion?
6. Is the proposed amendment consistent with existing development patterns in the area and appropriate for orderly development of the community? The cost of land and/or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.
7. Is the proposed amendment the logical expansion of adjacent zoning districts?
8. Is the timing of the request appropriate given the development trends in the area?
9. Will the proposed change adversely impact the environmental conditions of the site and/or area or the historic resources of the community?
10. Will the proposed change adversely affect the health, safety and welfare of the community and the surrounding area?
11. Other matters which may be appropriate.

CHAPTER 6 IMPLEMENTATION

Implementation Table

Transforming the Village's goals into reality will require a long-term commitment and political consensus. The plan is designed to be a road map for action, incorporating strategies, specific projects, and programs that will achieve the desired results. This chapter synthesizes the many plan recommendations and identifies the actions and timing needed to transform the plan's vision into reality.

While Village officials will rely on policies and design principles outlined earlier in this plan to guide future decision-making, the actions listed below must be implemented to achieve the goals of the Master Plan. Therefore, it is essential to develop a prioritized "work plan" for the next five-year timeframe, clearing identifying implementation actions and timeframes to ensure that the plan remains a dynamic and "living" document. Prioritization as it relates to timing is presented below:

- Priority 1: Projects are those that should be given an immediate and concentrated effort within six months of adoption.
- Priority 2: Projects necessary to implement the plan, but dependent upon commencement or completion of Priority 1 projects or do not have the same urgency of those projects (7-12 months from adoption).
- Priority 3: Projects are those that implement elements of this plan, but are not urgent and can be delayed for a longer period of time. These projects are more susceptible to budgetary constraints.

The following tables include the action plan and implementation strategy for the Village of Pentwater Master Plan.

Implementation Strategy		
Action	Priority/Timing	Status
Zoning Text Amendments		
1. Revise the R-3 Residential District to permit multiple family dwellings only and modify the maximum density in the District to eight (8) units per acre.	-	Completed
2. Create an R-O, Residential-Office District, to allow offices that resemble a residential structure and limit its application to major roadways.	-	Completed
3. Eliminate the C-1, General Commercial District, since it is nearly identical in permitted uses and area requirements to the C-3 Central Business District.	1	Not Completed
4. Eliminate the C-4, Hotel Resort District, since it was created and applied for one specific use that is no longer in existence	1	Not completed
5. Consider eliminating the Planned Unit Development-PUD District and instead converting the District and all of its provisions into a Special Land Use and adding PUD as a Special Land Use in all Residential zoning districts.	1	Not completed

Implementation Strategy		
Action	Priority/Timing	Status
Zoning Text Amendments		
6. Create an R-4 Lakefront Multiple Family Residential District that only applies to the three existing lakefront multiple family residential developments currently known as Spinnaker, Pentwater Pointe and Marina View condominiums and it is not intended to apply the R-4 District beyond these developments	-	Completed
7. Consider creation of downtown design standards for incorporation into zoning ordinance	2-3	New
8. Amend the Zoning Ordinance to include standards/criteria for rezoning requests.	1	Not completed
9. Create industrial redevelopment development standards.	2	New
10. Create new language to support senior housing options to achieve goal #6. Assess the Zoning Ordinance as it relates to: <ul style="list-style-type: none"> • Attached residential housing types; • Smaller footprint single-family dwellings (cottages); • Alternative housing types that fit the neighborhood character and blend into the community; • Senior independent living, assisted living and congregate care developments. 	2	New

Implementation Strategy		
Action	Priority/Timing	Status
Zoning Map Amendments		
1. Rezone the property at 262 & 264 W. Lowell Street (former Nickerson Inn site) to a more appropriate R-2 Residential District	2	Not completed
2. Rezone the properties at 500 (Pentwater Family Practice) and 540 (Dr. Richard Williams, DDS) North Hancock to the new O-1 Residential Office District (if the O-1 Office District is created)	-	Completed
3. Rezone all properties currently zoned C-1 General Commercial to C-2 Central Business District (if the C-1 Commercial District is eliminated)	2	Not Completed
4. Rezone all properties that are not currently in use or zoned as multiple family residential to a more appropriate residential zoning classification.	2	Not completed
5. Rezone the property at 579 Sands St. from C-3 Central Business District to R-2 Residential District	2	Not Completed
6. Rezone the properties containing the Spinnaker, Pentwater Pointe and Marina View multiple family developments to the new R-4 Lakefront Multiple Family Residential District	-	Completed

VILLAGE OF PENTWATER

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

VILLAGE OF PENTWATER PLANNING COMMISSION RESOLUTION APPROVING 2015 MASTER PLAN UPDATE

At a regular meeting of the Village of Pentwater Planning Commission held on Wednesday, June 17, 2015, the following resolution was offered by Christians and seconded by McDonough:

WHEREAS, the Village of Pentwater Planning Commission has prepared an update to the 2009 Pentwater Community Master Plan, pursuant to P.A. 33 of 2008 (MCL 125.3801, *et seq*), as amended; and

WHEREAS, subject Master Plan Update consists of both a narrative document and Future Land Use Maps for the Village of Pentwater; and

WHEREAS, a public hearing was held on the Master Plan Update by the Planning Commission on June 17, 2015 in compliance with Section 43 of P.A. 33 of 2008 (MCL 125.3843), as amended;

NOW, THEREFORE, BE IT RESOLVED: that the Pentwater Village Planning Commission hereby recommends approval of the 2015 Update to the Village of Pentwater Master Plan, as amended, and forwards the same to the Pentwater Village Council for subsequent review and action.

AYES: Garrett, Koorndyk, Christians, Benner
NAYS: None
ABSTAIN: None
ABSENT: Crumb, Anderson

Certification of Adoption

I HEREBY CERTIFY that the above resolution was duly passed and approved by the Village of Pentwater Planning Commission, Oceana County, State of Michigan, at a regular meeting held in the Village of Pentwater on June 17, 2015.

Colleen Moser
Colleen Moser - Clerk/Treasurer

6-19-15
Date

VILLAGE OF PENTWATER

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

VILLAGE OF PENTWATER - VILLAGE COUNCIL RESOLUTION APPROVING 2015 MASTER PLAN UPDATE

At a regular meeting of the Pentwater Village Council held on Monday, July 13, 2015, the following resolution was offered by Palmer and seconded by Hoekstra:

WHEREAS, the Village of Pentwater Planning Commission has prepared an update to the 2009 Pentwater Community Master Plan, pursuant to P.A. 33 of 2008 (MCL 125.3801, *et seq*), as amended; and

WHEREAS, subject 2015 Master Plan Update consists of both a narrative document and Future Land Use Maps for the Village of Pentwater; and

WHEREAS, a public hearing was held on the Master Plan Update by the Planning Commission on June 17, 2015 in compliance with Section 43 of P.A. 33 of 2008 (MCL 125.3843), as amended;

WHEREAS, on June 17, 2015, the Pentwater Planning Commission recommended approval by the Pentwater Village Council of the 2015 Update to the Village of Pentwater Master Plan,

NOW, THEREFORE, BE IT RESOLVED, that the Pentwater Village Council adopts the Village of Pentwater 2015 Master Plan.

AYES: Palmer, Hoekstra, Griffis, Shotwell, Watkins, Pierman

NAYS: Maxwell

ABSTAIN: 0

ABSENT: 0

Certification of Adoption

I HEREBY CERTIFY that the above resolution was duly passed and approved by the Pentwater Village Council, Oceana County, State of Michigan, at a regular meeting held in the Village of Pentwater on July 13, 2015.

Colleen Moser
Colleen Moser - Clerk/Treasurer

7-15-15
Date