

PENTWATER TOWNSHIP PLANNING COMMISSION
327 S. HANCOCK
PENTWATER, MICHIGAN 49449
TELEPHONE (231) 869 6231 (FAX) (231) 869 4340

June 23, 2015

Duane Hamburger called the meeting to order 7:04 Pm. The Pledge of Allegiance was recited. Duane Hamburger asked for Roll Call

Roll Call

Duane Hamburger	Present
Myrna Carlin	Present
Terry Cluchey	Present
Janice Siska	Present
Paula DeGregorio	Present
Jim Gwillim	Present
George Kazemier	Present

Chuck Smith attended the meeting

Duane stated the Agenda needs two additional things added. The first is a Land Division request from Patricia McHugh (Property ID No. 001-390-001-00). The second addition is for an Expansion of a Non-Conforming Structure at 596 Ottawattamie Road (Property ID No. 001-401-027-00). Duane Hamburger asked for a motion to approve the agenda with the additional requests. Janice Siska made a motion to approve and Jim Gwillim seconded. All ayes and the Agenda was approved.

Duane Hamburger asked for approval of the minutes from the April 14, 2015 meeting. Paula DeGregorio stated her name was spelled incorrectly. Duane Hamburger asked for a motion to approve the minutes with the added corrections. Terry Cluchey made a motion to approve the minutes with the added corrections and Janice Siska seconded. All ayes and the minutes were approved.

Duane Hamburger thanked Paula for running the last meeting. Duane Hamburger also wanted to thank Chuck Smith and Dean Holub for setting up the meeting tonight, as Duane has been out of town. Duane Hamburger stated he had questions why our Master Plan has not been presented yet. Duane Hamburger stated we are about finished with the review.

Public Comments

None

Duane Hamburger asked for the Zoning Administrators report.

Zoning Administrator

Rich Johnson resigned. Chuck Smith is the acting Zoning Administrator. Chuck Smith introduced Keith Edwards who will start in the Zoning Administrator Position on June 24, 2015.

Per Chuck Smith 4 permits were issued:

2 Houses (1 in Apache Hills, 1 East of Pentwood Cabins)

1 Fence

1 Deck

Per Chuck Smith we do have a Zoning Board of Appeals Meeting Scheduled for July 9th at 7Pm for a variance in Duna Vista for Ralph and Mary Kaylor.

Zoning Board of Appeals.

No Report

Duane Hamburger has closed the Regular Meeting to begin the Public Hearing for a Special Land Use request.

Duane Hamburger asked Chuck Smith to present the request. Chuck Smith stated all members of the Planning Commission received information on the request. Chuck Smith stated that all parties within 300 feet of said request were sent a notification letter. He received 5 written replies and one was returned non deliverable. Of all the replies returned all were in support of the Special Land Use to open an "open air" Farmers Market at the Well (location of the former Wishing Well). Chuck Smith stated he also received a Petition with 232 people in support of the Open Air Farmers Market. Janice Siska noted on the request it had the wrong Property Number the correct one should be 64-001-001-100-06.

Duane Hamburger asked if the applicant had any comments. Ron Hammack stated he would like to use the Hot Dog Stand and wondered if he needs another Special Land Use to open it up. They will review at the end of the meeting.

A Positive comment came from a lady in attendance at 9556 N. Lakeshore Drive. She stated she is happy the Well is open again. She did state a negative comment regarding possibly lowering the speed limit in the area. That is something the Township cannot address. Chuck Smith has contacted the State Police and they have stated the Speed Limit is alright and they didn't feel a need to change it.

Duane Hamburger asked for any negative comments. None

Duane Hamburger asked if the Planning Commission had any comments. Myrna Carlin stated she is happy it is open. George Kazemier was concerned about Parking with all the things that are being added. Ron Hammack stated they are going to put stripes down and are working on the parking issues. Jim Gwillim is also concerned with the parking situation. Paula DeGregorio stated she has a picture showing enough room to back out not into the road. Janice Siska asked if all three tents would be used for fruits and vegetables. Ron Hammack stated they would all be used for fruits and vegetables. Ron Hammack is asking to obtain a permit for his Hot Dog Building. There are questions whether he needs to come back to obtain a Special Land Use permit to start using it. Per Chuck Smith the letter sent to the people within 300 feet did not have any information regarding cooking food. This needs to be presented at another Public Hearing. It cannot be done at this meeting.

Duane Hamburger closed the Public Hearing. Duane Hamburger has now reopened the regular meeting.

Old Business

None

New Business

Duane Hamburger stated we need to review and vote on the Special Land Use Permit by the "The Wishing Well" LLC to establish and "open air" Farmers Market at The Well

Duane Hamburger would like a motion to approve the request for the Special Land Use for an "open air" Farmers Market at The Well. Janice Siska made a motion to approve and Jim Gwillim seconded. Duane Hamburger asked for a Roll Call Vote.

Janice Siska	Yes
Jim Gwillim	Yes
Paula DeGregorio	Yes
Terry Cluchey	Yes
Myrna Carlin	Yes
Duane Hamburger	Yes

Per Duane Hamburger this vote was for the Special Land Use Permit request by The Wishing Well LLC to establish an "open air" Farmers Market at The Well. The motion carried unanimously.

Ron Hammack is upset that he could not obtain a permit for the Hot Dog stand he is requesting. He will have to obtain another permit.

Duane Hamburger is now doing the Land Division Request from Patricia McHugh (Property ID No; 001-390-001-00). George Kazemier made a motion to approve the Land Division request from Patricia McHugh and Terry Cluchey seconded, All ayes and the motion was approved. See attached description for further information.

Duane Hamburger is asking for a motion to approve a request for an Expansion of a Non-Conforming Structure at 5626 Ottawattamie Road (Property ID No. 001-401-027-11). The Builder Ray Broda is representing the owners. George Kazemier asked if the neighbors had any objections to the request. Chuck Smith stated this is a Non-Conforming Structure and the Planning Commission has the right to approve or disapprove the request. Per Ray Broda it will just have an addition put on top of the existing building. A motion was made to approve the request and seconded. All ayes and the request for an Expansion of a Non-Conforming Structure at 5626 Ottawattamie Road (Property ID no. 001-401-027-00) was approved.

Duane Hamburger stated all the members received a copy of the Pentwater Village Master Plan. Duane Hamburger asked if there were any comments. and he would include them in the minutes. Per the members of the Pentwater Township Commission the Pentwater Village Master Plan will work for them and we have no comments to add.

The dates for the upcoming Pentwater Township Planning Commission are listed below:

August 11, 2015, October 13, 2015, December 8, 2015, February 9, 2016, April 12, 2016, June 14, 2016. Myrna Carlin made a motion to accept the dates as stated George Kazemier seconded. All ayes and the dates are set for 2015-2016.

Duane Hamburger stated we need to elect officers for 2015-2016. Janice Siska nominated Duane Hamburger as Chairman. Jim Gwillim seconded. All ayes Duane Hamburger will serve as Chairman for 2015-2016. Duane Hamburger nominated Paula DeGregorio as Vice Chairman. Janice Siska seconded. All ayes and Paula DeGregorio will serve as Vice Chairman 2015-2016. Duane Hamburger nominated Myrna Carlin as Secretary. Janice Siska seconded. All ayes and Myrna Carlin will serve as Secretary 2015-2016. Duane Hamburger appointed Myrna Carlin to serve on the Pentwater Township Zoning Board of Appeals 2015-2016.

Other Items from the Planning Commission

Janice Siska made a motion to adjourn and Jim Gwillim seconded. The meeting adjourned at 7:51 Pm.

Respectfully submitted by

Janet K. Schomberg, Recording Secretary

Date

October 5, 2015

*Approved as amended by the Pentwater Township
Planning Commission*

Date

October 13, 2015