

PENTWATER TOWNSHIP PLANNING COMMISSION

327 South Hancock Street – P. O. Box 512

Pentwater, Michigan 49449

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October 13, 2015

Duane Hamburger called the Pentwater Township Planning Commission Meeting to order at 7:00 Pm. The Pledge of Allegiance was recited. Duane Hamburger asked for Roll Call.

ROLL CALL

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

Keith Edwards the Zoning Administrator was present at the meeting.

AGENDA

Duane Hamburger asked for Approval of the Agenda. Terry Cluchey made a motion to approve the Agenda and Jim Gwillim seconded. All ayes and the Agenda was approved.

MINUTES

Duane Hamburger would now like approval for the meeting of Planning Commission held on June 23, 2015. Paula DeGregorio made a motion to approve with corrections and Myrna Carlin seconded. All ayes and the minutes for the June 23, 2015 meeting were approved with added corrections.

CHAIRPERSON'S REMARKS

Duane Hamburger stated he will be out of town and will miss the December 2015, February 2016, and April 2016 Planning Commission Meetings. Paula DeGregorio will be taking over the meetings in Duane’s absence.

PUBLIC COMMENTS

None

ZONING ADMINISTRATOR’S REPORT

Keith Edwards stated after a meeting it was noted that Myrna Carlin lived in the Village and the Zoning Board of Appeals Representative for the Township Planning Commission had to reside in the Township. Paula DeGregorio was appointed. Per Keith he had no permits issued in September. Keith is working on Complaints from Madison Ridge, He is also working with The Well so they have all the proper permits needed from serving food. He also is working on a complaint regarding Seasonal Docks. Listed below are Zoning Permits issued in October.

- A new home in McCall Estates. 3614 Sq. ft. home. Property number id is 64-001-350-002-00.
- A replacement Garage at 5936 Longbridge Rd.
- A two story cottage with an attached garage on Paulina Ave. Property number Id 64-00-526-041-00.
- Precision Enterprises LLC Full Story Second at 5387 W. Lake Drive with a height of 23 feet.

ZBA REPRESENTATIVE'S REPORT

Paula DeGregorio stated at the last Zoning Board of Appeals meeting a question was raised about side yard setbacks. The Board asked for clarification from the Planning Commission. For further information refer back to the minutes from the Zoning Board of Appeals Minutes dated August 25, 2015.

OLD BUSINESS

None.

NEW BUSINESS

Village Master Plan Update

Duane Hamburger introduced Sara Bizon, the Village Zoning Administrator. She gave us some information on the Village Master Plan Update. See Village Master Plan for more information.

Village Wellhead Protection Plan - 2015 Renewal

Duane Hamburger also introduced Rob Allard the Village Manager. He gave us information regarding the Wellhead Protection Plan 2015 Renewal. See information handed out at the meeting if any questions.

Township Master Plan Update

The Township Planning Commission reviewed Chapter 5 of the draft Updated Master Plan. Duane Hamburger and Paula DeGregorio both had suggestions for changes. After discussion Janice Siska made a motion to approve the draft of Chapter 5 with the suggested changes, Jim Gwillim seconded. The motion passed with all eyes.

Keith Edwards stated we need to have a Public Hearing to approve our new Township Master Plan. Then it will go to the Township Board for review. Also the County will have 42 days to review before it can be finalized. We hope to have the final draft ready for the December meeting.

Request from the ZBA concerning Side Yard Setbacks

The Township Zoning Board of Appeals asked for an interpretation of "an open unoccupied area between the main building and side lot lines" which is part of the description in the Zoning Ordinance of a side yard setback. (For a more complete explanation of this issue refer to the October 8 2015 memo from Keith Edwards to the Planning Commission- Request from the ZBA-8191 N. Perry Avenue which is included as part of these minutes.)

A discussion of this issue followed with further explanation of Side Yard Setback by Keith Edwards. Following the discussion George Kazemier made a motion that "nothing" can be in the required side yard setback. The motion passed with all eyes. Keith Edwards will convey our action to the ZBA.

OTHER BUSINESS

It has been suggested by Keith Edwards (Township Z.A.) and Sara Bizon (Village Z.A.) that a joint committee be formed of representatives of the Village and Township Planning Commissions to review the Pentwater Community Zoning Ordinance in certain areas which may need improving/updating.

Paula DeGregorio and George Kazemier will be the Township Planning Commission's representatives.

ADJOURNMENT

Duane Hamburger asked for a motion to adjourn. Jim Gwillim made a motion to adjourn and Myrna Carlin seconded. All ayes and the meeting adjourned at 8:50 Pm.

Respectfully submitted by, Date
Janet K. Schomberg, Recording Secretary *October 19, 2015*

Approved by the Pentwater Township Date
Planning Commission