

PENTWATER TOWNSHIP PLANNING COMMISSION
327 S. HANCOCK STREET
PENTWATER, MICHIGAN 49449

June 30, 2016

Chairperson Dave Spitler called the meeting to order at 7:00 pm. The Pledge of Allegiance was recited. Dave Spitler asked for Roll Call

ROLL CALL

George Kazemier	Present
Janice Siska	Present
Terry Cluchey	Excused
Paula DeGregorio	Present
Jim Gwillim	Present
Dave Spitler	Present
Myrna Carlin	Absent

Keith Edwards the Zoning Administrator was present at the meeting.

APPROVAL OF AGENDA, MINUTES AND CHAIRPERSON'S REMARKS

The Agenda was approved as written.

The minutes from the meeting held on June 14, 2015 were approved as written.

Chairperson Dave Spitler had no additional comments

PUBLIC COMMENTS

None

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

Consideration of a Site Plan for two new storage buildings at Patterson Marine 5582 W. Madison, Pentwater, Michigan.

Dr. Roseman, on behalf of the applicant Patterson Marine and Pentwater Self-storage spoke about the building of two additional storage buildings of 9,900 sq. ft., one for self-storage and a warehouse for storing of boats to be located at the north end of the property. Zoning Administrator, Keith Edwards stated the Site Plans meet the requirements for the Zoning Ordinance if the recommended conditions as listed on page of his staff report are met. George Kazemier asked about the storm water drainage system. Jim Gwillim made a motion to approve the request and George Kazemier seconded, subject to meeting the following conditions:

1. The outdoor storage of materials requires visual screening at least 6 feet high - Section 13.04.D.2. However, the Zoning Ordinance does not define "screening" nor provide any other provisions other than allowing for a fence or a "greenbelt" in accordance with Section 3.12 et seq. Thus existing landscaping, augmented where necessary can meet the required "screening" requirement of Section 13.04.D.2, as stated in Section 3.12.A.2.
2. A total of five (5) parking spaces are required for the 9,900 sq. ft. of proposed storage space, and the applicant's plans show seven (7) spaces (Section 17.06.C). Each parking space must be a minimum of 9' wide x 18' long and comprised of an asphalt or concrete surface with at least six (6") inches of gravel base, and have wheel stops securely anchored to the parking lot (Section 17.03 et seq.). Additionally, the parking spaces shown on the west side of the site plan are adjacent to a Single Family Residential District and are required to be setback 20 feet from the west side lot line (Section 17.03.E) and screened from view with a fence, decorative wall or landscaping (Section 17.03.F).
3. At least one loading space. 10' wide x 50" long shall be provided, in accordance with Section 17.07.D.1, and paved with asphalt or concrete in accordance with Section 17.0.E.
4. The proposed sign shall be reviewed by the Zoning Administrator under a separate application.

All ayes and the motion carried unanimously.

DEPARTMENT COMMITTEE REPORTS

None

OTHER ITEMS FROM PLANNING COMMISSION MEMBERS

None

ADJOURNMENT

Paula DeGregorio made a motion to adjourn and Jim Gwillim seconded. The meeting adjourned at 7:23 pm.

Respectfully submitted by,

Janet K. Schomberg, Recording Secretary

Date: August 1, 2016

Approved by the Planning Commission on:

Date: _____

Myrna Carlin, Secretary