

PENTWATER TOWNSHIP PLANNING COMMISSION
327 S. HANCOCK
PENTWATER, MICHIGAN 49449
REGULAR MEETING

August 9, 2016

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

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

Keith Edwards the Zoning Administrator was present at the meeting.

APPROVAL OF AGENDA, MINUTES AND CHAIRPERSON'S REMARKS

Dave Spitler asked for approval of the Agenda for the meeting. Janice Siska made a motion to approve the Agenda and Myrna Carlin seconded. All ayes and the Agenda was approved

Dave Spitler asked for approval of the minutes for the Regular Meeting held on June 14, 2016, George Kazemier made a motion to approve the minutes and Terry Cluchey seconded. All ayes and the minutes for the June 14, 2016 meeting were approved as written.

Dave Spitler asked for approval of the minutes for the Special Meeting held on June 30, 2016. Myrna Carlin made a motion to approve and George Kazemier seconded. Janice Siska stated she did not attend the June 30, 2016 meeting. All ayes and the minutes for the June 30, 2016 meeting were approved with corrections noted.

Dave Spitler just wanted the Planning Commission Members to note the Approved Pentwater Township Planning Commission By-Laws are in your packet. Dave Spitler,

because he is new to the Planning Commission also asked who among the Planning Commission sits on the Zoning Ordinance Committee? It was noted George Kazemier and Paula DeGregorio are the representatives.

PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

None

PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS

Discussion of “camping” in Single Family Residential Zoning Districts.

Dave Spitler asked if there were any public comments:

Bob VanBeek Lot 36 Pentwater Woods Subdivision stated he was in the process of buying the property and came up to camp with a RV and was asked to leave. Bob VanBeek is also interested in building but not at the present time. He was not aware of the covenants in the subdivision that states they need to have a permanent home on the property.

- Bob Hill 6265 W. Wolf, Pentwater, Michigan stated when he purchased the house he received a copy of the covenants and it stated that the property was to be used for single family residential use only.
- Brandon Robinson, Lot 6 Pentwater Woods Subdivision stated he was unaware of any covenants stating no camping also. He stated he would be building but not at the present time.

Paula DeGregorio asked both the owners if they had a copy and if they were aware of the Covenants. The both stated no. Bob Hill who has a permanent residence does have a copy of the Covenants. Keith Edwards does not have a copy of them. Dave Spitler stated we are getting facts and will try to make a decision and solution of the problem and take it the Pentwater Township Board.

Keith Edwards the Zoning Administration presented a memorandum dated August 2, 2016 regarding Camping in Single Family Residential Zoning Districts.

Dave Spitler stated he worked on the Village with these issues, but it was a lot easier as the lots were smaller. The Area in Pentwater Woods backs up to State Land which

could be an issue. George Kazemier asked a question regarding enforcing the restricted covenants. Keith Edwards stated that no, the Township has no jurisdiction in the enforcement of deed restrictions, covenants or association by-laws. Covenants and restrictions are administered privately, primarily by associations or the courts. The reason Pentwater Woods has not been able to form an Association is the Builder walked away during the recession and nothing was ever completed regarding the Covenants.

Keith Edwards asked for direction from the Planning Commission. There was no consensus from the Planning Commission since the subject was just introduced. This will be discussed again at the Pentwater Township Planning Commission on October 11, 2016. Dave Spitler stated all the members need to come up with some ideas for the meeting.

Keith Edwards will be going to a Pentwater Township Board Meeting tomorrow night and let them know the Planning Commission is working on a recommendation for this land use problem.

DEPARTMENT/COMMITTEE REPORTS

Zoning Administrator - Keith Edwards gave the Planning Commission his report dated August 4, 2016

Zoning Board of Appeals - No report.

OTHER ITEMS FROM PLANNING COMMISSION MEMBERS

None

ADJOURNMENT

George Kazemier made a motion to adjourn and Myrna Carlin seconded. All ayes and the meeting adjourned at 8:15 Pm.

Respectfully submitted by:

Janet K. Schomberg

Date: August 9, 2016

Approved by the Planning Commission on:

Date: October 11, 2016

Myrna Carlin, Secretary