

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

October 11, 2016

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

**ROLL CALL**

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

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 tonight's meeting. Janice Siska made a motion to approve and Jim Gwillim seconded. All ayes and the Agenda was approved.

Dave Spitler asked for approval of the minutes from the Regular Meeting held on August 9, 2016. Paula DeGregorio asked for a correction in one spot. Myrna Carlin made a motion to approve the minutes with the added correction and George Kazemier seconded. All ayes and the minutes were approved with the added correction.

Dave Spitler will hold his comments at the present time.

**PUBLIC HEARING**

None

## OLD BUSINESS

The Planning Commission will discuss the issue of "Camping" in Single Residential Zoning Districts. The problems have arisen primarily on vacant platted property with both tent campers and the lack of sanitary facilities as mentioned in staff's August 2, 2016 report and with more than one RV per property on vacant property, primarily in the Pentwater Woods subdivision where no principal residential use or main building has been established.

Keith Edwards the Zoning Administrator has collected zoning ordinance from the surrounding Townships in Oceana County and the Mason County Zoning Ordinance because it applies to our neighbor Summit Township. He has surveyed each ordinance for regulations pertaining to outdoor storage and camping from these ordinances and provided a staff report for the Planning Commission dated October 3, 2016. Keith checked with Mason County Zoning Administrator and they can park an RV on vacant residential property for 90 days, subject to acquisition of a temporary land use permit. Dave Spitler put a matrix together of the regulations for camping from the staff report of surrounding communities regulations for discussion at tonight's meeting.

An owner that lives in Pentwater Woods brought this issue to the last Planning Commission meeting in August asking for assistance with people camping in Pentwater Woods. The Builder went Bankrupt and the Subdivision was left without an Association and Covenants in place. Dave Spitler told the owner to get together with his neighbors and get an Association together so these Covenants would be in writing for all owners in Pentwater Woods.

Dave Spitler asked the Planning Commission for discussion on the matter. George Kazemier feels there should be no camping outside of approved campgrounds and state land in Pentwater Township. Dave Spitler asked for input from Keith Edwards. Keith Edwards reviewed the Master Plan for guidance on the issue first. The only mention of camping in the Master Plan is relative to semi-public and public facilities on page 35. No other mention is made of allowing camping as a land-use on vacant private property. The only mention of what could be considered camping in the current Zoning Ordinance is the allowance for housekeeping for 14 days when storing an RV on private property. This section, section 3.19 requires that a main building or principal use be previously established on the property. The Planning Commission should consider rewording the Zoning Ordinance with respect to outdoor storage and camping. These items were mentioned regarding the issue.

1. Allowance for RVs on site to include sanitary facilities when building new homes?
2. Allow for RV use for overflow guests or not - similar to current allowance.
3. Have a permanent structure on property prior to allowing camping of any sort.

George Kazemier reiterated that if single family residential property is vacant, i.e. does not have a main building or principal use established no camping should be allowed.

George Kazemier made a motion to recommend to the Township Board to not allow any camping on private vacant land, except those approved as special land uses, without the establishment of a principal residential use and main building. Jim Gwillim seconded. All ayes and motion carried.

Keith Edwards will take this recommendation back to the Pentwater Township Board Meeting of October 12, 2016, and that most likely, the Board will request the necessary amendments to the Zoning Ordinance.

## **NEW BUSINESS**

None

## **ZONING ADMINISTRATOR'S REPORT**

Keith Edwards stated the Zoning Board of Appeals meeting on September 22, 2016 regarding 3 variance requests for a property in the Whispering Sands Subdivision off Montgomery Blvd. One variance was approved and the other two denied. He has not heard back from the owners regarding the denials.

He received one zoning permit application for a new house on Bent Pine Court.

Janice Siska made a motion to adjourn the meeting and Myrna Carlin seconded. All ayes and the meeting adjourned at 8:10 Pm.

Respectfully submitted by

October 20, 2016

Janet K. Schomberg, Recording Secretary

Date

Approved by the Planning Commission on

December 15, 2016

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Myrna Carlin, Secretary