

Pentwater Township Planning Commission  
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December 10, 2013

Duane Hamburger called the December 10, 2013 Pentwater Planning Commission meeting to order at 7:00 Pm. The Pledge of Allegiance was recited. Duane Hamburger asked for Roll Call

**Roll Call**

Jim Gwillim	Present
Tom Sturr	Present
Myrna Carlin	Present
Paula DeGregorio	Present
Terry Cluchey	Present
Janice Siska	Present
Duane Hamburger	Present

Rich Johnson the Zoning Administrator was present at the meeting.

Duane Hamburger introduced Jim Gwillim as a replacement for Todd Mohr who sent a E Mail in September with a resignation due to relocating. Duane Hamburger asked for a motion to approve the Agenda for tonight's meeting. Tom Sturr made a motion to accept the Agenda. Myrna Carlin seconded. All ayes and the Agenda was approved

Duane Hamburger asked for a motion to approve the minutes from the October 8, 2013 meeting. Janice Siska made a motion to approve the minutes and Jim Gwillim seconded. Duane Hamburger stated he had some corrections. On the second page his name was spelled incorrectly and also wording in a paragraph was incorrect. The first motion was amended. Janice Siska made a motion to accept the minutes with the corrections noted and Paula Degregorio seconded. All ayes and the minutes were accepted with the added corrections.

Duane Hamburger has asked for a report from the Zoning Administrator.

## **Zoning Administrator**

Rich Johnson stated he issued 7 permits.

- 2 New Homes
- 2 Accessory Buildings
- 1 Demo
- 1 Addition
- 1 Deck

## **Zoning Board of Appeals**

No Report

Duane Hamburger closed the Regular meeting of the Planning Commission at 7:07Pm.

Duane Hamburger is opening up the meeting now for a Public Hearing for a Special Land Use: (Request for Expansion of 34 campsites by Hill & Hollow Campground). The property is East of Hill and Hollow Camp ground. They would like to extend the campsites by 34.

Don Holley a representative for Hill & Hollow Campground stated the campsites would be put up in the back on the East side but they would not interfere with the old Bass Lake Road Trail. There will be two rows of site with the possibility of a restroom being constructed. Don Holley stated the campsites are much larger due to the RV's being used now. Duane Hamburger asked about the Bass Lake Trail and if the owners would have any objection if that is opened up in the future for foot and bicycle trails. Don Holley stated it would not bother them. The request and campsites would only be 34 sites no more. Paula DeGregorio asked about Tent Cabins. If they wanted to construct Cabins they would have to come back and request them. This request is for a request for 34 campsites only.

Duane Hamburger asked Rich Johnson if he had any responses.

Rich Johnson stated 8 letters were sent out. He only had one response. It was from Ken Glover. He stated he did not support. No reply from the other 7 requests.

Tom Sturr stated he was involved in the original request for Hill & Hollow Campground. Tom Sturr stated the people that lived behind and around the campground were worried about the noise and smoke. Tom Sturr stated he knows the owners Don & Dee Becke and he felt that Don Becke would run the campground and it would be kept quiet and well kept. Tom Sturr feels there will be no problem with Don & Dee Becke putting in an additional 34 campsites. Tom Sturr feels it will be an asset to the area. Tom Sturr hopes if they ever retire and

sell to someone that they maintain Hill & Hollow as well as the Becke's have now.

Tom Sturr also asked if they would put up a fence behind the new campsites. Don Holley stated if they felt it was necessary they would put a fence up. Tom Sturr thought they could have an issue if they open up Bass Lake Road. Don Holley stated Don Becke stated he would like to see the Road opened up and he would allow access into the campground for his bikers or people camping.

Duane Hamburger asked for any other comments. Hearing none Duane Hamburger closed the Public Hearing at 7:25. Duane Hamburger re-opened the regular meeting. Duane Hamburger asked if there was any old business.

### **Old Business**

Paula Degregorio gave a report on the Gas and Oil Subcommittee. See attached Report from Paula Degregorio. Tom Sturr has asked if we can make a requirement for a Special Use Permit. They do need permission to put a driveway back to the drilling site. Tom Sturr asked if we could talk to our Attorney about this. The response from the Attorney was there was nothing we can do about it. Paula DeGregorio stated the only one looking into this is the State regarding the water.

Duane Hamburger will close out the committee.

Damon Crumb states the government wants this and there is nothing we can do about it.

### **New Business**

Duane Hamburger asked for a motion to approve the Special Land Use that Don and Dee Becke have requested to expand Hill & Hollow Campground by 34 campsites. Tom Sturr made a motion to approve and Janice Siska seconded. All ayes and the motion approved. Don and Dee Becke's request has been approved.

Duane Hamburger stated we need to elect a new Vice Chairman due to Todd Mohr resigning. Janice Siska made a motion to elect Tom Sturr as Interim Vice Chairman until elections in June. Myrna Carlin seconded. All ayes and Tom Sturr was elected.

### **Public Comments**

None

Duane Hamburger asked how the Board felt about posting the unapproved minutes on the Web Site, and the Board Members receiving there minutes over

the web site. The secretary expressed concerns with submitting minutes not approved over the website. It was agreed that the minutes at the present time will still be mailed to the Board Members.

Janice Siska made a motion to adjourn the meeting and Terry Cluchey seconded. All ayes and the meeting adjourned at 7:50 Pm.

Respectfully submitted by,  
Janet K. Schomberg, Recording Secretary.