

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

March 21, 2017

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

Paula DeGregorio

Tom Davis

Myrna Carlin

Terry Cluchey

Jim Gwillim

Janice Siska

Dave Spitler

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 Agenda and Jim Gwillim seconded. All ayes and the Agenda was approved.

Dave Spitler asked for a motion to approve the minutes from the Pentwater Township Planning Commission meeting held on December 15, 2016. Paula DeGregorio stated a correction needed to be made on Page 2. Terry Cluchey made a motion to accept the minutes as amended and Myrna Carlin seconded. All ayes and the minutes of December were approved as amended.

Dave Spitler introduced the newest member Tom Davis who replaced George Kazemier.

PUBLIC COMMENTS

Public comments for items not on the agenda – None.

PUBLIC HEARING

Dave Spitler opened the Public Hearing for public comment on proposed Zoning Ordinance Amendments to address the issue of “camping” in Single Family Residential Zoning Districts. The proposed Zoning Ordinance amendments include: new definitions for “camping” and “camping unit” are proposed; a new Section 3.36 would regulate camping as an accessory use and would clarify that camping is not permitted on vacant lands (non-campground lands); and, revisions to existing regulations of outdoor recreational vehicle and equipment storage would also be considered, to make the outdoor storage regulations compatible with the new camping regulations. See attached document for the proposed Zoning Ordinance amendments.

Dave Spitler then asked Keith Edwards to give an overview of the prior Planning Commission discussions and proposed Zoning Ordinance amendments.

Dave Spitler asked for any public questions or comments. He requested people with remarks to please state their name and address for the record and limit remarks to three minutes.

Public Comments:

1. Robert Vanbeek spoke in favor of allowing camping on vacant property.
2. Bob Hill stated he would like to keep the area Residential and no camping be allowed.
3. Jacqueline Pulford 5944 48th St. states they have a home and people come up with different trailers and feels that camping should be allowed.
4. Ken Pulford states he comes up and parks different things on his mother's lot.
5. Brandon Robinson Lot 6 has property which he intends to put a building on but not at the present time. He comes up and camps on his property.
6. Bill Attridge 6587 Railroad stores things on his property.
7. Aaron Huntington supports the proposed Zoning Ordinance amendment.
8. Dennis Grossenbacher 6511 Railroad, feels they should be able to stay on their property if they are building a house.
9. Ken Pulford stated if these go in effect it will be for the whole Township and he feels it would cause problems just because of three complaints in an area.
10. Mary Pulford asked who was going to regulate if it is voted in.

Dave Spitler mentioned that he received two letters from families regarding this issue that were not in favor of prohibiting camping on unimproved or vacant property. One was from the Galusha Family and one from Andrew and Cynthia Depew. Dave Spitler closed the Public Hearing at 7:30 pm.

Dave Spitler stated that a recommendation to the Township Board of Trustees for the amendments can be approved, turned down or referred to the Planning Commission with comments.

Paula DeGregorio stated as it stands now No Camping is allowed. This will stay in effect until the Township Board decides on the recommendations from the Planning Commission.

Tom Davis stated he has mixed feelings about it. People purchase lots but are unable to build so they still come up to enjoy the property and camp. It was noted that the Zoning Ordinance did not address camping it just had overflow in residential areas for 14 days. This was placed in the Outdoor Storage Section 3.19. It needs to be moved so it would not be overlooked.

Jim Gwillim feels they should be allowed to camp while house is being built. Terry Cluchey and Janice Siska felt they should not have to have a manufactured home on the site when building a permanent structure.

Mike Cook a Planning Commissioner for Golden Township attended the meeting. He stated they made an Ordinance that if a Building Permit was obtained they could camp. If no progress on a home was made in the one year the Camper would have to be moved and the Building Permit would expire and they would not be able to obtain another one. If progress made on building they would allow extension. They have fines in Golden Township and they are obtaining a person to enforce the rules.

Myrna Carlin made a motion to postpone a recommendation to the Township Board on the proposed Zoning Ordinance amendments to have further discussion at the Planning Commission meeting being held on April 11, 2017, especially regarding camping while building a home. Jim Gwillim seconded. All ayes and motion passed.

Janice Siska made a motion to adjourn and Jim Gwillim seconded. The meeting adjourned at 8:40 pm.

Respectfully submitted by,

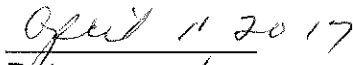
Janet K. Schomberg, Recording Secretary

March 27, 2017

Approved by the Planning Commission



Myrna Carlin, Planning Commission Secretary



Date