

PENTWATER TOWNSHIP PLANNING COMMISSION

327 S. HANCOCK STREET

PENTWATER, MICHIGAN 49449

OCTOBER 9, 2018

OPENING

Dave Spitler called the Pentwater Township Planning Commission 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	Present
John (Buz) Graettinger	Present
Tom Davis	Present
Terry Cluchey	Present
Paula DeGreg	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. Keith Edwards asked to move the New Business before the Old Business. Terry Cluchey made a motion to approve the minutes with the change and Buz Graettinger seconded. All ayes and the Agenda was approved. Dave Spitler asked for approval of the minutes from the August 14, 2018 meeting. Tom Davis made a motion to approve the minutes as written and Jiim Gwillum seconded. All ayes and the motion was approved. Chairperson Dave Spitler had no comments.

NEW BUSINESS

- A. Proposed Land Division at 5774 Wayne Road. Keith Edwards stated it meets the Criteria. The property would be split into two parcels. Paula DeGregorrio asked where the split would be? Buz Graettinger made a motion to approve and Janice

Siska seconded. All ayes and the Land Division was approved for 5774 Wayne Road.

- B. Request is for a Land Division at 7755 N. 60th Avenue. Per Keith Edwards the land is Zoned R1. Which requires a minimum of 2 acres of land area per parcel. Jenny Craig, representing the owner Denny Craig would like to split the 2.386 acre parcel into two parcels of approximately 1.193 and 1.32 acres each. This does not comply with the R-1 Zoning District. According to Keith Edwards the two neighboring properties to the South do not comply and are just over one acre each. Jenny Craig was present and explained why she wanted to split the property. She has an existing house on the property and they would like to build another handicap house accessible for her Father-in-Law. Tom Davis asked if it would have its own well and septic. The answer was yes. Buz Graettinger made a motion to approve the request subject to the submittal of an appropriate survey and approval of a variance from the ZBA for the size of the parcels to be created which are each less than two acres. Jim Gwillim seconded. Six ayes one nay. Motion was approved, 6 to 1.

- C. Clarification of Section 3.24.9.b of the Zoning Ordinance as requested by the Zoning Board of Appeals. The original request was brought as a request for interpretation to the ZBA on September 20, 2018. Keith Edwards read all of Section 3.24.9 and it was decided to have Keith Edwards return to the Planning Commission with some alternative language that may clarify the Planning Commission intent to regulate nonconforming structures that are voluntarily demolished with the idea of possibly writing an amendment to the text of the Zoning Ordinance.

- D. Mr. Edwards reported on a Moratorium issued by the Township Board of Trustees for the issuance of Zoning Permits, Building Permits and Land Divisions upon all properties located with the plat known as Pentwater Beach Addition No. 4. Keith Edwards said there were issues with the placement of road, homes and other improvements that are not located according to the originally approved plat. The Township Supervisor and Keith Edwards are discussing the matter with the Township's Attorney from the firm Mika Meyers in Grand Rapids. No Zoning Permits, Building Permits or Land Divisions will be issued unless approved by the Township Board. The Temporary Moratorium is set to expire on March 31, 2019.

OLD BUSINESS

- A. Discussion on the Waterfront and Marina Questionnaire as prepared by the Township Attorney from Mika Meyers.

Mr. Edwards passed out the questionnaires that each member submitted and continued his presentation on the second half of the document. Planning Commissioners briefly discussed the issues and will submit their completed questionnaires to Mr. Edwards prior to the next Planning Commission meeting.

DEPARTMENT/COMMITTEE REPORTS

Keith Edwards submitted his staff report and draft minutes of the September 20, 2018 ZBA Meeting.

OTHER ITEMS FROM PLANNING COMMISSION MEMBERS - None

PUBLIC COMMENTS

Marilyn Steimer at 6036 Longbridge Road asked if she could speak. She is asking if the United Way Campaign could put of a sign in town showing the donations received. Buz Graettinger made a motion to support the sign and Jim Gwillim seconded. All ayes and the motion carried. Keith Edwards will talk with the Village. They would like to put it next to the Village and Township Office Building.

Dave Spitler asked for a motion to adjourn. Janice Siska made a motion to adjourn and Jim Gwillim seconded. All ayes and the meeting adjourned at 8:25 pm.

Respectfully submitted by,


Janet K. Schomberg, Recording Secretary

October 15, 2018

Approved by the Planning Commission



Janice Siska, Secretary



12-12-18