

**PENTWATER TOWNSHIP PLANNING COMMISSION**

**327 S. HANCOCK STREET**

**PENTWATER, MICHIGAN 49449**

**AUGUST 13, 2019**

**OPENING**

Chairperson Jim Gwillim called the Pentwater Township Annual Planning Commission meeting to order at 6:00 pm. The Pledge of Allegiance was recited. Jim Gwillim asked for Roll Call:

**ROLL CALL**

Tony Monton	Present
Janice Siska	Present
Jim Gwillim	Present
Buz Graettinger	Present
Tom Davis	Present
Terry Cluchey	Present
Paula DeGregorio	Present

Keith Edwards the Zoning Administrator was present at the meeting.

**APPROVAL OF AGENDA, MINUTES AND CHAIRPERSON'S REMARKS**

Jim Gwillim asked for approval of the agenda for tonight's meeting. Tony Monton made a motion to approve and Buz Graettinger seconded. All ayes and the agenda was approved.

Jim Gwillim asked for approval of the minutes of the Regular Meeting held on June 11, 2019. Buz Graettinger made a motion to approve the minutes as presented and Jan Siska seconded. All ayes and the minutes were approved.

Jim Gwillim had no Chairperson remarks.

**PUBLIC HEARING - None**

## OLD BUSINESS - None

## NEW BUSINESS

### A. Golden Township Master Plan Update 2019 – Review of Draft.

The West Michigan Shoreline Regional Development Commission (WMSRDC) forwarded a copy of the Draft Master Plan Update for Golden Township for review by the Pentwater Township Planning Commission.

The Planning Commission reviewed Mr. Edwards memorandum regarding his observations with concerns over the potential for land use density conflicts in the southern portion of the Township adjacent to the Pere Marquette State Forest and Pentwater State Game Area, where Golden Township has proposed a residential density in their Low density Residential land use category of 1 dwelling unit per acre compared to the larger tracts of land in Pentwater Township with a future density of 1 unit per 10 acres.

Jan Siska made a motion to allow the Planning Commission Chairperson and Zoning Administrator Keith Edwards to forward an letter to the Golden Township Planning Commission to consider locating Cedar Pointe Park on their maps and to reconsider the future land use categories for the properties in the vicinity of the Pere Marquette State Forest and Pentwater Game Area, and the southern boundary of Pentwater Township. Buz Graettinger seconded. All ayes, motion passes.

### B. Introduction of Conservation Subdivision Design.

Mr. Edwards introduced the concept of Conservation Subdivision Design, as a method of protecting sensitive lands such as wetlands, dunes and forests, while allowing for no net loss of residential density on these properties. The discussion centered around the idea of including the technique within the future Master Plan. Discussion ensued regarding the need to consider alternative techniques to current practices when the Pentwater area is not a target for much development, but also the desire to plan for such a future when such a day may come. Overall, Planning Commissioners would like to see such a concept represented in the future master plan.

## DEPARTMENT/COMMITTEE REPORTS

- A. Zoning Administrator, Keith Edwards highlighted his report. The Zoning Administrator's report was accepted by the Planning Commission.
- B. The Zoning Board of appeals meet in July, 2019 to discuss two requests for variances, both for Accessory Buildings. One was approved to add an unenclosed porch to a detached accessory building, and the proposed disconnection of the attached accessory building was denied as the building if disconnected from the principal building would be too tall.
- C. Paula DeGregorio and Tom Davis provided an update from the Pentwater Vision Team including the ongoing Summer Visitors poll and upcoming Resident Survey to take place in September. The two surveys will be used to conclude the initial public input into the future of Pentwater as the first step in creating the 2020-2021 Master Plan.

**OTHER ITEMS FROM THE PLANNING COMMISSION - None**

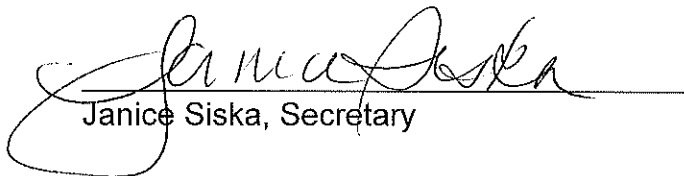
## ADJOURNMENT

Jim Gwillim asked for a motion to adjourn. Tom Davis made a motion to adjourn and Tony Monton seconded All ayes and the meeting adjourned at 7:15 Pm.

Respectfully submitted by,  
Keith Edwards, Zoning Administrator

Date August 19, 2019

Approved by the Planning Commission

  
Janice Siska, Secretary

October 8, 2019  
Date