

Pentwater Township Planning Commission

327 S. Hancock Street

Pentwater, Michigan 49449

June 9, 2020

Paula DeGregorio called the Zoom meeting to order at 6:05 pm. The Pledge of Allegiance was recited.

ROLL CALL

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

Keith Edwards the Zoning administrator was at the meeting.

APPROVAL OF AGENDA, MINUTES AND CHAIRPERSON'S REMARKS.

Paula DeGregorio asked for approval of the Agenda. Buz Graettinger made a motion to approve the agenda as amended to include a report from the Master Plan Steering Committee and Tony Monton seconded. All ayes and the Motion was approved.

Paula DeGregorio asked for approval of the minutes from the February 11, 2020 meeting. Tony Monton made a motion to approve the minutes as corrected and Buz Graettinger seconded. All ayes and the minutes were approved as corrected.

PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA - None

PUBLIC HEARING – None

OLD BUSINESS - None

NEW BUSINESS

A. Proposed addition to the nonconforming buildings at 5786 W. Longbridge Road, Parcel ID No. 64-001-690-010-00.

Keith Edwards presented his review for a second-story addition to the existing nonconforming building garage and roof-only breezeway at 5786 Longbridge Rd. Nonconforming buildings are reviewed in accordance with Section 3.24 et seq. of the Zoning Ordinance. The proposed addition meets all of the standards Section 3.24.B.1a-d and 8, for approval in the Zoning Ordinance and the nonconforming setbacks on the west and north sides of the building will not be exacerbated. Buz Graettinger made a motion to approve the proposed 800 sq. ft. second-story addition and roof-only breezeway addition to the nonconforming buildings at 5786 W. Longbridge Rd. Tony Monton seconded all ayes and the motion was approved.

B. Review of proposed Zoning Ordinance Amendment for Section 3.08 et sec. Accessory Buildings. Set a date for a public hearing.

The Planning Commission last week approved setting a public hearing for the Accessory Building amendments for August 11, 2020.

The Planning Commission would also like us to see an ordinance that would allow for an accessory dwelling on single-family residential properties as a special land use. They suggested that the dwelling portion of the building must be on the first floor and detached from the house. If there is an upper floor it may be used as an office or studio. Another standard they would like is that it cannot be rented out on a weekly basis but could be on a monthly basis. These types of dwellings are often referred to it as a mother-in-law apartment or Nanny Home.

Mr. Edwards suggested we limit the size based on the size of the property like we do currently "detached" accessory buildings and have it placed at least 10 feet from the main house, six feet from side lot lines, and follow other similar setbacks for detached accessory buildings. Tony Monton made a motion to set August 11, 2020 as a date for a public hearing on the original Accessory Building amendments, and Janice Siska. All ayes, and the Motion was approved. Keith Edwards will return to the Planning Commission with an amendment for Accessory Dwellings.

C. Review of proposed Zoning Ordinance Amendment for Section 18.08 et sec. – Review Standards for Variances. Set a date for a public hearing.

Planning Commissioners reviewed the proposed changes to Section 18.08 of the Zoning ordinance, the review of Standards for Variances administered by the ZBA when requests are considered. The change in the language is intended to clarify the standards by which dimensional (proof of a practical difficulty) and use variances (proof of hardship) are to be considered. Tony Monton when discussing “unnecessary hardship” questioned the use of the terms “arbitrary, unreasonable, or confiscatory”, as listed in Section 1, paragraph 2 of the proposed Ordinance Amendment.

Mr. Edwards stated that he would get an explanation from the Township Attorney, for the next Planning Commission meeting. Thus, continued discussion of the proposed amendment will continue at the next Planning Commission meeting.

D. Election of Officers.

Jan Siska moved to elect Tony Monton for Chairperson, seconded by Terry Cluchey. All ayes and the motion to elect Tony Monton was approved.

Tony Monton moved to elect Terry Cluchey as Vice-Chairperson, seconded by Jan Siska. All ayes and the motion to elect Terry Cluchey as Vice-Chairperson was approved.

Tony Monton moved to elect Jan Siska as Secretary, seconded by Buz Graettinger. All ayes and the motion to re-elect Jan Siska as Secretary was approved.

Tony Monton moved to elect Terry Cluchey as Planning Commission representative to the ZBA, Jan Siska Seconded. All ayes and the motion to re-elect Terry Cluchey as the Planning Commission representative to the ZBA was approved.

E. Consideration for the 2020 – 2021 Meeting Schedule.

Vice-Chairperson Paula DeGregorio asked if there were any objections or changes to the proposed 2020-2021 Planning Commission meeting schedule, seeing none, she asked for a vote from the Planning Commissioners. All ayes and the 2020-2021 Planning Commission meeting schedule was approved.

DEPARTMENT COMMITTEE REPORTS

Keith Edwards, Zoning Administrator reported zero Zoning Permit were issued in April. The Zoning Board of Appeals did not meet in April, 2020.

Tony Monton gave a report on the work of the Master Plan Steering Committee over the past few months to organize the Committee’s work specifically related to the Michigan Planning Enabling Act, and those items raised by the Pentwater Vision process that would be addressed either in the on-going Master Plan discussion or in future plans which may include a Community Comprehensive Plan of which the Master Plan could be a part of.

OTHER ITEMS FROM PLANNING COMMISSION MEMBERS - None

PUBLIC COMMENTS – Chris Conroy commended the Planning Commission for considering Accessory Dwellings in future Zoning Ordinance amendments.

ADJOURNMENT

Terry Cluchey made a motion to adjourn the meeting and Buz Graettinger seconded. All ayes and the meeting adjourned at 7:23 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

June 15, 2020

Approved by the Planning Commission



Janice Siska, Secretary

8/11/20
Date