

Pentwater Township Planning Commission
500 N. Hancock Street
Pentwater, Michigan 49449

February 9, 2021 via Zoom

Tony Monton called the Zoom meeting to order at 6:00 pm. The Pledge of Allegiance was recited.

ROLL CALL

Terry Cluchey	Present
Paula DeGregorio	Present
Heather Douglas	Present
Buz Graettinger	Present
Joe Beavan	Absent
Tony Monton	Present
Peter Zangara	Present

Keith Edwards the Zoning administrator was present at the meeting.

APPROVAL OF AGENDA, MINUTES AND CHAIRPERSON'S REMARKS.

Paula DeGregorio moved to approve the Agenda, seconded by Terry Cluchey. All ayes and the Agenda was approved.

Buz Graettinger made a motion to approve the minutes of November 19,2020 as submitted and Peter Zangara seconded. All ayes and the minutes of November 19, 2020 were approved.

Chairperson Tony Monton requested if there was any conflict of interest to be identified in accordance with the items on the meeting agenda. No conflicts of interest were identified. Tony also welcomed heather Douglas, the newly elected Township Treasurer to the Planning Commission.

PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA - None

PUBLIC HEARING – None.

OLD BUSINESS – None.

NEW BUSINESS

A. Site Plan Review of the Station Apartments, 9523 & 9531 N. Business Route US 31, Property ID Nos. 64-001-615-009-00, 64-001-616-001-00 and 64-001-616-016-00. Properties that were recently rezoned from R-2 and C1 to R-3, Multiple Family Residential.

Zoning Administrator Keith Edwards reviewed the Staff report regarding conversion of the former Main Event restaurant and apartments into nine (9) two-bedroom and three-bedroom apartments. After a short discussion, Buz Graettinger moved to grant site plan approval to the project subject to the conditions listed on page 7 of Staff's Site Plan Review Report dated February 2, 2021 and submitted for final approval by the Zoning Administrator. Heather Douglas seconded the motion. The conditions of site plan approval are:

The applicant must address all items listed in bold type above and resubmit the drawings for review by the Zoning Administrator, including, but not limited to the following:

- a. The existing distance between buildings A and B.
- b. Calculation of proposed final impervious surface of the property.
- c. Reconciliation of the survey and the site plan with respect to the location of buildings.
- d. Determination of any required barrier-free dwelling units and/or parking space requirements.
- e. Details of parking lot and any other exterior lighting.
- f. Cross-sections of the proposed parking area and access driveway improvements.
- g. Application to MDOT for required and proposed improvements in the Bus. Rt. US 31 right-of-way.

Vote: 6 ayes, 0 nays, 1 absent – Motion is approved.

B. Election of Planning Commission Secretary

Chairperson Tony Monton nominated Heather Douglas to serve as Planning Commission Secretary fulfilling the office vacated by Jan Siska, until the Annual Meeting of the Planning Commission in June, 2021.

Terry Cluchey moved to elect Heather Douglas as Secretary of the Planning Commission until June, 2021. Buz Graettinger seconded the motion.

Vote 6 Ayes, 0 nays, 1 absent. – Motion Passes.

DEPARTMENT COMMITTEE REPORTS

Keith Edwards' Zoning Administrator and ZBA reports were accepted by the Planning Commission.

OTHER ITEMS FROM PLANNING COMMISSION MEMBERS – None

PUBLIC COMMENTS – None

ADJOURNMENT

Peter Zangara made a motion to adjourn the meeting and heather Douglas seconded. All ayes and the meeting adjourned at 6:24 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

February 16, 2021

Approved by the Planning Commission

June 8, 2021