

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

August 10, 2021

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

ROLL CALL

Terry Cluchey	Present
Paula DeGregorio	Present
Heather Douglas	Absent
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.

Buz Graettinger moved to approve the agenda, as amended for the dates in item 6C under new business, seconded by Peter Zangara. All ayes and the agenda was approved.

Paula DeGregorio made a motion to approve the minutes of June 8, 2021 as submitted and Buz Graettinger seconded. All ayes and the minutes of June 8, 2021 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.

PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA - None

PUBLIC HEARING – None.

OLD BUSINESS – None.

NEW BUSINESS

A. Proposed Non-conforming fence (gate) replacement at 5649 Longbridge Road. Parcel ID No. 64-001-740-007-00 – Whispering Sands Subdivision.

Chairperson Tony Monton summarized the proposed gate replacement as well as the Staff report of Zoning Administrator, Keith Edwards and asked the Planning Commission if there were any comments or questions of Mr. Edwards Gary Phillips from Paradise Builders or Tom Pazar, the property owner. The Planning Commissioners had no questions and thought that the information presented was straight forward and understandable.

Motion by Buz Graettinger, seconded by Peter Zangara to approve of gate replacement as the new gate is less nonconforming than the previous gate being replaced.

Vote: 5 ayes, 0 nays, 2 absent – Motion is approved.

The Planning Commission also suggested that Zoning Administrator Keith Edwards have a Zoning Ordinance amendment prepared for Section 3.24, et, seq, to allow the Zoning Administrator to review and approve Zoning Permits for such structures that are more conforming to the Zoning Ordinance and that do not exacerbate the nonconformity.

B. Proposed Non-conforming Building remodel and expansion at 6090 W. Longbridge Road. Parcel ID No 64-001-362-002-00 – West half of Lot 2 of Mears Addition to Middlesex.

Chairperson Tony Monton summarized the proposed expansion as well as the Staff report of Zoning Administrator, Keith Edwards and asked the Planning Commission if there were any comments or questions of the Zoning Administrator or Architect Kevin Motyka of Architectural Classics, LLC of Ludington, Michigan.

Motion by Buz Graettinger, seconded by Terry Cluchey to approve of the remodeling and 599 sq. ft. expansion project as proposed.

Vote: 5 Ayes, 0 nays, 2 absent. – Motion Passes.

C. Introduction of Proposed Rezoning and Land Division of 6511 Railroad Avenue, Parcel ID No. 64-001-023-300-01 near Longbridge Road.

Zoning Administrator Keith Edwards introduced requests from Dennis Grossenbacher of 6511 Railroad Avenue to rezone his property from RR, Rural Residential to R2, Single Family and to divide the property into two parcels. The request to change the Zoning District would first require an amendment to the Future Land Use Map within the Master Plan. Buz Graettinger, had some questions regarding the Property Sketch prepared by a surveyor. Mr. Edwards said he would forward those questions to the surveyor.

The Grossenbacher property is approximately 5.12 acres in size according to the Township Assessor's Record Card for the property. Because the RR Zoning District requires a minimum of 10 acres, the Grossenbacher Property, and all properties on the west side of Railroad Avenue north to Longbridge Road are thus nonconforming. The Future Land Use designation for the Grossenbacher property is currently LDR, Low Density Residential or 1 dwelling unit per two acres, and would have to change to MDR, Medium Density Residential of 1 dwelling unit per 8,000 sq. ft. in order to permit a rezoning of the property from RR to R2 as the requested division would not comply with the R1, Single Family Residential Zoning Standards.

The consensus of the Planning Commission was to schedule a public hearing for the October meeting regarding the Future Land Use map and request for rezoning if the questions regarding the surveyor's Property Sketch can be reconciled before the hearing.

D. Introduction of the Future Land Use Map discussion for the Master Plan

Zoning Administrator Keith Edwards introduced a digital version of the Future Land Use Map, which was adapted for digital use as a Geographic Information System (GIS) map from the hard-copy version of the 2016 Master Plan Update. The GIS allows the overlay of other map layers upon the base layer to display information simultaneously. Planning Commissioners are able to visualize properties and their proposed future use along with other layers such as wetlands, critical dunes, sanitary sewer, topography, etc. These map layers will be utilized to determine the appropriate future land uses for the revision of the Master Plan.

E. Introduction of the Housing Appendix discussion for the Master Plan.

Zoning Administrator Keith Edwards transitioned in the discussion about Future Land Use to the Housing & Neighborhoods paper prepared by Master Plan Steering Committee Member Mary Temple, who is also a member of the Pentwater Village Planning Commission. Mr. Edwards asked Planning Commissioners to review the document prior to the next Planning Commission meeting in October, 2021.

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

Buz Graettinger made a motion to adjourn the meeting and Peter Zangara seconded. All ayes and the meeting adjourned at 7:25 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

August 17, 2021

Approved by the Planning Commission

October 12, 2021