

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

**February 8, 2022**

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	Present
Buz Graettinger	Present
Joe Beavan	Absent
Tony Monton	Present
Peter Zangara	Absent

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, seconded by Heather Douglas. All ayes and the agenda was approved.

Paula Degregorio made a motion to approve the minutes of December 9, 2021 as submitted and Terry Cluchey seconded. All ayes and the minutes of December 9, 2021 were approved.

Heather Douglas made a motion to approve the minutes of December 14, 2021 as submitted and Buz Graettinger seconded. All ayes and the minutes of December 14, 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 HEARINGS - None**

### **OLD BUSINESS**

- A. Future Land Use Map Discussion – Proposed change from Low Density Residential to Medium Density Residential – Railroad Avenue south of Longbridge Road, east of Ridge Road. Postponed from the December 14, 2022 Planning Commission meeting.

Buz Graettinger moved to dismiss this item as moot since the applicant for the rezoning of 6511 Railroad Ave. Parcel ID No. 64-001-023-300-01 was changed to reflect the Low Density Residential land use proposed on the existing Future Land Use Map within the current Master Plan. Terry Cluchey seconded the motion. All ayes and the motion was approved.

- B. Proposed change of the Zoning Map from RR, Rural Residential to R2, Single Family Residential – Grossenbacher Property, 64-001-023-300-01, a.k.a. 6511 Railroad Ave. Postponed from the December 14, 2022 Planning Commission meeting.

Since the public hearing was conducted on December 14, 2022, the applicant, Mr. Grossenbacher, has modified his rezoning request offering to create only two lots of 2+ acres each and change his application from requesting R-2 (8,000 sq. ft. minimum lot area) in favor of R-1 (2 acre minimum lot area). The request was received by email, as was the revised property sketch as prepared by Hepworth Land Surveying.

Chairperson Tony Monton asked if there was any public comment regarding the revision to the application or any comments in general regarding the proposed rezoning. No member of the public offered any comments.

Mr. Monton also led the Planning Commissioners in a review of the standards for rezoning found on pages 54-55 of the 2016 Pentwater Township Master Plan. Planning Commissioners found concurrence with all eleven of the standards.

Buz Graettinger moved to recommend that the Township Board of Trustees change the zoning map for the subject property 6511 Railroad Avenue, Parcel ID No. 64-001-023-300-01 from RR, Rural Residential to R-1, Single Family Residential. Motion seconded by Heather Douglas. All ayes and the motion was approved.

### **NEW BUSINESS**

- A. Site Plan Review for the Lighthouse Lutheran Church Addition – 8786 N. Bus. Rt. US 31.

The Lighthouse Lutheran Church, an approved Special Land Use within the R-2, Single Family Residential Zoning District, is requesting Site Plan Review Approval for a 490 sq. ft. storage room addition onto the east side of the existing Church. Kevin Motyka of Architectural Classics, LLC in Ludington presented an overview of the church property and their request.

The Zoning Ordinance analysis presented by Zoning Administrator revealed that the revised site plan submitted on February 7, 2022 meets all of the requirements stated in the Zoning Ordinance include the location of the eight deferred parking spaces required.

Motion by Terry Cluchey, seconded by Buz Graettinger to approve the 490 sq. ft. storage room addition to the Lighthouse Lutheran Church at 8786 N. Bus. US 31. All ayes, and the site plan was approved.

**B. Update on the Pentwater Community Master Plan.**

Mr. Edwards provided an update on the work being done by subcommittees of the Township and Village Planning Commissions which have produced a draft of the first four chapters for review and continue to work on the three principal areas of interest in the community, including housing, the interface with the waterfront and downtown Pentwater. The committees meet approximately weekly to keep the project moving.

**DEPARTMENT COMMITTEE REPORTS**

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

**OTHER ITEMS FROM PLANNING COMMISSION MEMBERS:**

Buz Graettinger commented that the Demographics Section (Chapter 2) was done very well, and he complimented Chris Conroy, a member of the Village Planning Commission, which was in the audience on the work. Chris Conroy commented that it has been difficult to get up to date census data for the demographics section.

**PUBLIC COMMENTS – None.**

**ADJOURNMENT**

Buz Graettinger made a motion to adjourn the meeting and Heather Douglas seconded. All ayes and the meeting adjourned at 6:33 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

February 11, 2022

Approved by the Planning Commission

\_\_\_\_\_  
Secretary

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Date