

**Pentwater Township Planning Commission**  
**327 S. Hancock Street**  
**Pentwater, Michigan 49449**

**November 19, 2020 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 |
| Janice Siska     | Present |
| Buz Graettinger  | Present |
| Joe Beavan       | Present |
| Tony Monton      | Present |
| Peter Zangara    | Present |

Keith Edwards the Zoning administrator was present at the meeting.

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

Jan Siska moved to approve of the Agenda, seconded by Peter Zangara. All ayes and the Motion was approved.

Paula DeGregorio made a motion to approve the minutes as submitted and Terry Cluchey seconded. All ayes and the minutes were approved.

Chairperson Tony Monton explained that the originally scheduled October 13 meeting was cancelled due to a Michigan Supreme Court order regarding the open meetings act and the use of internet-based programs for meeting purposes. He also thanked Jan Siska for her many years of service to the Township, 34 years, and the Planning Commission.

**PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA - None**

## PUBLIC HEARINGS

### **A. Proposed Change in the Zoning Map (Rezoning) for 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. Conditional request to change the Zoning Map from C-1 General Commercial and R-2, Single Family Residential to R-3, Multiple Family Residential.**

Planning Commissioners asked the applicant Kevin Szezulski the following questions:

- Peter Zangara asked if the applicant had a formal plan for maintenance of the property? The applicant replied no, but that he would be living in one of the on-site units and will be responsible for maintaining the property.
- Paula DeGregorio asked how long it might take to complete the project? The applicant replied that it would likely take eight months to a year to complete.
- Peter Zangara asked what the minimum duration of a lease of the units would be? The applicant replied that leased would be one-year minimum leases.
- Chairperson Tony Monton asked if the rent for the apartments was planned to be subsidized in any way. The applicant replied: No.
- Joe Beavan asked if there was going to be just one entrance or an outside entrance for each unit? He applicant replied that primarily there would be an outside entrance to each unit, away from Bus. Rt. US 31 with only one entrance on the Bus. Rt. US 31 side of the buildings.

Chairperson Monton opened the public hearing at 6:21 pm.

- Jim Noffke, 5851 W. Bone Ave., Pentwater, MI - asked if the existing well can support 10 apartments? The applicant replied that the septic system may be adequate, but that well will likely have to be replaced.
- Katie Arnouts – spoke in favor of the project.
- Steven Barnard, 5456 W. Ritter Ave., Pentwater, MI – asked if a platted road named Midland would be reopened? The applicant replied that it is intended for Midland to remain closed.
- Zoning Administrator Keith Edwards read stated for the record that two letters of public comment were received and copied to the Planning Commissioners, including letters from:
  - Richard & Joni Pethke, 46161 Brentwood, Macomb, MI 48042.
  - Dan & LuAnn Spitzley, 5408 W. Ritter Ave., Pentwater, MI.

Chairperson Monton closed the public hearing at 6:29 pm.

**B. Proposed Zoning Ordinance amendments to Section 18.08, establishing new standards to the review of dimensional and use variances by the ZBA.**

The public hearing was opened at 6:30 pm. No public comments were offered during the hearing. Public hearing was closed at 6:33 pm.

**OLD BUSINESS – None.**

**NEW BUSINESS**

**A. Proposed Change in the Zoning Map (Rezoning) for 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. Request to change the Zoning Map from C-1 General Commercial and R-2, Single Family Residential to R-3, Multiple Family Residential.**

After discussing the merits of the rezoning request by the Planning Commission, Terry Cluchey made a motion to recommend approval of the conditional rezoning to the Township Board of Trustees offered by the applicant Kevin Szezulski, based on the following conditions:

- The removal of all parking on the US BS 31 side of the buildings (except a service drive for maintenance).
- The property will be cleaned and maintained in a professional manor, no more derelict cars, and waste materials outside, and proper lawn care and landscaping.
- Have a maximum of 10 apartments.

Buz Graettinger Seconded the motion. All ayes and the motion was approved.

**B. Review of proposed Zoning Ordinance Amendment for Section 18.08 et seq. – Review Standards for Variances.**

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.

Jan Siska made a motion to recommend the adoption of the proposed amendments by the Township Board of Trustees. Paula DeGregorio seconded the motion. All ayes and the motion was approved.

## **DEPARTMENT COMMITTEE REPORTS**

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

**OTHER ITEMS FROM PLANNING COMMISSION MEMBERS** – Peter Zangara asked a question regarding the potential use of form-based codes in the future Master Plan and Zoning Ordinance. Mr. Edwards stated that yes, such techniques are being considered for the Master Plan especially in the Village downtown and adjacent residential areas.

**PUBLIC COMMENTS** – None

## **ADJOURNMENT**

Paula DeGregorio made a motion to adjourn the meeting and Peter Zangara seconded. All ayes and the meeting adjourned at 6:46 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

November 23, 2020

Approved by the Planning Commission

February 9, 2021