

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

August 11, 2020 via Zoom

Tony Monton called the Zoom meeting to order at 6:02 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 at the meeting.

APPROVAL OF AGENDA, MINUTES AND CHAIRPERSON'S REMARKS.

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

Buz Graettinger made a motion to approve the minutes as corrected on page 2, item A and Jan Siska seconded. All ayes and the minutes were approved as corrected.

Chairperson Tony Monton introduced new members Peter Zangara and Joseph Beavan.

PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA - None

PUBLIC HEARING – Review of proposed Zoning Ordinance Amendment for Accessory Buildings. Zoning Administrator Keith Edwards reviewed the proposed amendments to Sections 2.02, 3.07.B..3, 3.08 et. seq. 3.22.B, and 3.24.B.9.b. No member of the audience spoke, and the public hearing was closed at 6:09 pm.

OLD BUSINESS

A. Review of proposed Zoning Ordinance Amendment for Accessory Buildings. Recommendation to the Township Board.

The proposed Zoning Ordinance amendments for accessory buildings were sought to clarify accessory buildings as subordinate (detached) to the main building, reiterate that such buildings are not to be used for sleeping quarters, clarify that home occupations may be approved within accessory buildings and that nonconforming accessory buildings must have their setbacks certified by the Zoning Administrator prior to voluntary demolition. The amendments are shown on the attached ordinance for consideration by the Township Board and impact Zoning Ordinance Sections 2.02, 3.07.B..3, 3.08 et. seq. 3.22.B, and 3.24.B.9.b.

Joe Beavan made a motion to recommend approval to the Township Board of Trustee, and Terry Cluchey seconded. All ayes and the motion was approved.

B. 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. The amendment was reworded by the Township Attorney.

Terry Cluchey made a motion to set a date for a public hearing on October 13, 2020, Joe Beavan seconded. All ayes and the motion was approved.

NEW BUSINESS

- A. Conflict of Interest** – At the Chairperson's request, members were provided with a reminder copy of the Section of the Planning Commission By-Laws dealing with Conflicts of Interest. Mr. Monton requested that the item be added to all future agendas just as a reminder to identify any potential conflict of interest at the beginning of each meeting.

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

Jan Siska made a motion to adjourn the meeting and Buz Graettinger seconded. All ayes and the meeting adjourned at 6:20 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

August 17, 2020

Approved by the Planning Commission

Janice Siska, Secretary

November 19, 2020
Date