

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

June 8, 2021

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

ROLL CALL

Terry Cluchey	Absent
Paula DeGregorio	Present
Heather Douglas	Present
Buz Graettinger	Present
Joe Beavan	Present
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, as amended for the dates in item 6C under new business, seconded by Joe Beavan. All ayes and the agenda was approved.

Buz Graettinger made a motion to approve the minutes of February 9,2021 as submitted and Heather Douglas seconded. All ayes and the minutes of February 9, 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 Building expansion at 9455 Montgomery Boulevard. Parcel ID No. 64-001-740-007-00 – Whispering Sands Subdivision.

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 architect present for the project, Kevin Motyka of Architectural Classis, LLC of Ludington, MI. The Planning Commissioners had no questions and thought that the information presented was straight forward and understandable.

Motion by Buz Graettinger, seconded by Heather Douglas to approve of the eight (8) foot wide building expansion as proposed.

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

B. Proposed Non-conforming Building voluntary demolition, reconstruction and expansion at 5463 Ridge Road. Parcel ID No 64-001-586-005-00 – Pleasant Beach Resort Subdivision.

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 Consultant Steve DeBrabander of Shoreline Development Assistance who assisted the owner in preparing permits for the project. Mr. Edwards explained the details of the proposed project, and Mr. DeBrabander confirmed that the required permits from the Michigan Department of Environment, Great Lakes and Energy (EGLE) as well as the drain Commissioner and Health Department have been received. The Duncanson's who own property north of the proposed project were also present in the audience and voiced their support of the project.

Motion by Heather Douglas, seconded by Buz Graettinger to approve of the project as proposed.

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

C. Consideration for the proposed 2021-2022 Planning Commission meeting schedule.

Motion by Buz Graettinger, seconded by Joe Beavan to approve of the 2021-2022 Planning Commission meeting schedule.

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

D. Election of Officers and ZBA Representative.

Motion by Buz Graettinger, seconded by Paula DeGregorio to retain the present slate of officers on the Planning Commission for the 2021-2022 year. Seconded by Heather Douglas.

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

DEPARTMENT COMMITTEE REPORTS

Keith Edwards' Zoning Administrator and ZBA reports were accepted by the Planning Commission. Mr. Edwards also reported on a new strategy to continue work on the Master Plan with the Master Plan Steering Committee (MPSC) to utilize the room available in the Township Hall lower-level conference room and Suite 1 as a dedicated office for the MPSC's work. Mr. Edwards also demonstrated the work that was completed over the winter to finalize the GIS maps, except for Township Sanitary Sewer. Mr. Edwards will begin to forward draft portions of the Master Plan to the Planning Commissions for their review, beginning with Background, Demographics, Housing and Waterfront with the anticipation of having a discussion on Housing in August of 2021.

OTHER ITEMS FROM PLANNING COMMISSION MEMBERS – None

PUBLIC COMMENTS – None

ADJOURNMENT

Paula DeGregorio made a motion to adjourn the meeting and Buz Graettinger seconded. All ayes and the meeting adjourned at 7:18 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

June 10, 2021

Approved by the Planning Commission

August 10, 2021