

**Pentwater Township Planning Commission
First Baptist Church – 101 S. Rush Street
Pentwater, Michigan 49449**

September 6, 2022 – Special Meeting

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

Terry Cluchey made a motion to approve the minutes of August 9, 2022 and Buz Graettinger seconded. All ayes and the minutes of August 9, 2022 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 – None

NEW BUSINESS

- A. 5490 Ottawattamie Dr. Parcel ID No. 64-001-401-004-00 – Proposed Addition to nonconforming building.

JR Maintenance and Restoration of Ludington is requesting a Zoning Permit to construct a single-story addition onto the existing home, which would also connect the home with the existing detached garage.

According to the applicant's site plan, the existing house is within 5 feet of the west property line and the existing garage is within 4 feet of the east property line. adjacent where 10 feet is required on both sides. The existing garage is within approximately 18 feet of the existing home, where only ten feet is required. However, maintaining a detached garage would only allow for an addition of 8 feet or less. Thus, the applicant seeks to construct an addition that would connect the house to the garage make one building instead of two. The existing nonconformities will not be expanded or exacerbated.

Staff reviewed the proposed applications In accordance with Section 3.24 - Nonconforming Buildings and Uses, Paragraph B. Nonconforming Buildings or Structures, sub-paragraphs 1.a. – d, and paragraph 8 and recommends the Planning Commission consider approval of the proposed nonconforming building expansion for 5490 Ottawattamie Drive.

Motion by Heather Douglas, seconded by Buz Graettinger to approve the proposed expansion of 5490 Ottawattamie Dr, subject to Staff's review of the architectural drawings for building height. 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 – None

PUBLIC COMMENTS - None

ADJOURNMENT

Buz Graettinger moved to adjourn the regular meeting at 6:35 pm, Heather Douglas seconded the motion. All ayes and the regular meeting was adjourned at 6:35 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

Sept.15, 2022

Approved by the Planning Commission

February 14, 2023