

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

October 8, 2024

Chairperson 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	Absent
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

Heather Douglas moved to approve the agenda as presented, seconded Peter Zangara. All ayes and the agenda was approved.

Terry Cluchey made a motion to approve the minutes of the August 13, 2024 Regular Meeting as presented and Heather Douglas seconded. All ayes and the minutes of the August 13, 2024 meeting were approved.

Chairperson Tony Monton asked 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

- A. Proposed Zoning Ordinance Amendment – Amendment to definitions to add “Retaining Wall” and a new Section 3.38, Retaining Walls. Request for a date for a public hearing.**

Motion by DeGregorio, second by Zangara to set the public hearing date to take comments on the proposed amendment for December 10, 2024. All Ayes and the motion was approved unanimously.

- B. Proposed Zoning Ordinance Amendment – Sections - Removal of “Lodges” from Sections 4.03.J, 5.03.H, 6.03.G, 7.03.F, and 11.03.J. – Request for a date for a public hearing.**

Motion by Cluchey, second by Douglas to set the public hearing date to take comments on the proposed amendment for December 10, 2024. All Ayes and the motion was approved unanimously.

NEW BUSINESS

- A. Application for changing the Zoning Map. Jeff Wrisley – Parcel ID No. 64-001-013-100-02. 56th Avenue (north of Oceana Dr and Park Street) north of Hammett Road. Request a date for a public hearing.**

Motion by Zangara, second by Douglas to set the public hearing date to take comments on the proposed amendment for December 10, 2024. All Ayes and the motion was approved unanimously.

- B. Pre-Application Discussion – Propose Site Condominium – Parcel ID No. 64-001-024-400-00. A 15-acre parcel on the north side of Monroe Rd near Longbridge Road.**

Planning Commissioners reviewed a draft conceptual drawing for a future single family residential, site condominium development on 15 acres just north of the Monroe Road and Longbridge Road intersection, behind the former Boat House Restaurant on a parcel formerly known as Lost Canyon, Parcel ID No. 64-001-024-400-00.

The project was introduced by Erick Buckland, current owner of the property and the conceptual drawing was produced by Nederveld out of Holland, Michigan. The proposed project would include approximately 19 new single-family homes with a footprint of approximately 1,500 to 2,000 sq. ft. with private roads. Public

sewers are being sought for the project subject to approval by the Village of Pentwater, and potable water would be provided by individual wells. The project is designed to maximize the conservation of existing topography and woodlands while providing appropriate storm water management and a walking trail around the development.

Planning Commissioners provided their non-binding feedback to Mr. Buckland and encouraged continued discussion with the Village regarding sanitary sewer provisions to serve the property.

C. Proposed Zoning Ordinance Amendment – Section 3.29 – Keeping of Animals – Discussion and Request for a date for a public hearing.

Planning Commissioners reviewed a Zoning Ordinance amendment to modernize Section 3.29 – Keeping of Animals in light of a recent complaint and consultation with the Township Attorney.

Motion by Douglas, second by Cluchey to set the public hearing date to take comments on the proposed amendment for December 10, 2024. All Ayes and the motion was approved unanimously.

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

Paula DeGregorio moved to adjourn the regular meeting at 7:14 pm. Peter Zangara seconded the motion. All ayes and the meeting was adjourned at 7:14 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

October 11, 2024

Approved by the Planning Commission

December 10, 2024