

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

August 13, 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	Present
Patrick Hooyman	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

Chairperson Monton added the discussion item of the definition of "lodges" under old business. Buz Graettinger moved to approve the agenda as presented, seconded by Patrick Hooyman. All ayes and the agenda was approved.

Terry Cluchey made a motion to approve the minutes of the June 11, 2024 Regular Meeting as presented and Heather Douglas seconded. All ayes and the minutes of the June 11, 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. Review of Staff memorandum to Township Attorney regarding Zoning Ordinance regulations for retaining walls.

The Planning Commission reviewed the third memorandum (dated August 9, 2024) written by Staff regarding discussion over retaining walls and their potential regulation. In summary, Staff's recommendation was to draft a Zoning Ordinance amendment with the following goals in mind:

- Public health by the review of a Zoning Permit application, grading plan and site plan to insure adequate drainage and storm water management;
- Compliance with existing Zoning Regulations already in-place which address alterations to existing grades, excavations, landscaping, impervious surfaces, soil erosion and clear vision areas.
- Public safety by requiring building permits for the construction and/or installation of retaining walls pursuant to the limitations of the State Building Code and State Residential Building Code.

Motion by Hooyman, second by Graettinger to request the Township Attorney draft a Zoning Ordinance amendment pursuant to Staff's recommendation. All Ayes and the motion was approved unanimously.

B. Discussion of Zoning Ordinance definition of "lodges" and where the land use is allowed.

In April of 2024, the Planning Commission became aware that although "lodges" are permitted as special land uses within certain zoning districts along with private clubs, the Zoning Ordinance lacks a definition of "lodges". The Merriam-Webster online dictionary defines a "lodge" as "a shelter in which one may rest; a small dwelling house, as for a gamekeeper or gatekeeper of an estate; or a collection of objects lodged together", i.e. Pentwood Cabins.

After further review during the August 13, 2024 discussion, Planning Commissioners thought that the authors of the Zoning Ordinance could also have meant a fraternal/paternal organization such as the Veterans of Foreign Wars (VFW) lodge on Bus. US 31 north of the Village of Pentwater.

In the absence of a definition and after considerable discussion, Douglas moved to strike the word "lodges and" from the Special Land Uses section of the RR,

Rural Residential; R-1, Single Family Residential; R-2 Low Density Residential; R-3, Multiple Family Residential; and, C-1 General Commercial Zoning Districts. The motion was seconded by Buz Graettinger. All Ayes and the motion was approved unanimously. Staff will request that the Township Attorney draft an ordinance amendment for consideration at the October, 2024 Planning Commission meeting.

NEW BUSINESS

A. Comments on Review of Draft of Longbridge Concept Design.

Staff briefly explained that the Longbridge Concept Design Plan created for the Township by Landscape Architect Melissa Ryan was an analysis to the current conditions, opportunities and proposed design alternatives for the bridge over the Pentwater River on Longbridge Road, leading to Pentwater Lake. The concept plan was created for submission into the Recreation Plan and Capital Improvements Plans currently being prepared by the Township and other agencies.

The Concept Design is being asked to address multiple uses including the transportation of automobiles, bicyclists on the proposed Pentwater/hart Trail and recreational opportunities such as fishing, nature photography, and paddle sports.

Mr. Edwards asked for Planning Commissioners to send comments to him via email to incorporate into the final design concept.

B. Consideration for the 2024 – 2025 Meeting Schedule.

Motion by Paula DeGregorio, seconded by Buz Graettinger to approve the 2024-2025 Planning Commission meeting schedule. 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 7:20 pm. Heather Douglas seconded the motion. All ayes and the meeting was adjourned at 7:20 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

August 19, 2024

Approved by the Planning Commission

October 8, 2024