

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

April 23, 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	Absent
Buz Graettinger	Absent
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

Peter Zangara moved to approve the agenda as presented, seconded by Pat Hooyman. All ayes and the agenda was approved.

Paula DeGregorio made a motion to approve the minutes of the February 13, 2024 Regular Meeting as presented and Peter Zangara seconded. All ayes and the minutes of the February 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. Discussion of Zoning Ordinance regulations for retaining walls.

Planning Commissioners briefly discussed the memorandum dated February 8, 2024 and the supporting materials submitted by Zoning Administrator, Keith Edwards. Planning Commissioners suggested the Zoning Ordinance might be improved to require that retaining walls meet the setbacks required for other structures, and safety for walls that are 30 inches or more above the adjacent grade. Chairperson Tony Monton directed Staff to confer with the Building Department for building code requirements including public safety before returning the item for future discussion.

NEW BUSINESS

A. Discussion of Future Land Use Map for Township Sections 12 and 13 adjacent to 56th Avenue.

Mr. Edwards explained the highlights of his memorandum dated April 15, 2024, in consideration of changing the future land use designation for properties along 56th avenue from RR, Rural Residential to LDR, Low Density Residential. The specific properties being considered are known as 64-001-100-022-00 and the first approximately 450 feet east of 56th Avenue upon the property known as 64-001-013-100-02.

After discussion among the Planning Commissioners present which include input from audience members and property owners Larry Buttrey, Jeff Wrisley and a representative of the Carol Oxford Trust, Planning Commissioners agreed to schedule a public hearing for the regularly scheduled June 11, 2024 meeting of the Planning Commission.

DEPARTMENT COMMITTEE REPORTS

Keith Edwards Zoning Administrator and ZBA reports were accepted by the Planning Commission.

OTHER ITEMS FROM PLANNING COMMISSION MEMBERS - None

Chairperson Tony Monton requested the Planning Commission consider adding a definition of the word “lodge” to the Zoning Ordinance.

PUBLIC COMMENTS

Jeff Wrisley stated that he appreciate the work of the Planning Commission and the democratic process.

Eric Buckland inquired about future land use discussions and economic development. He was specifically interested in living spaces that would accommodate more tourists, especially those that may be open year-round.

ADJOURNMENT

Paula DeGregorio moved to adjourn the regular meeting at 6:50 pm. Peter Zangara seconded the motion. All ayes and the meeting was adjourned at 6:50 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

April 2, 2024

Approved by the Planning Commission

June 11, 2024