

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

April 15, 2025

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	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

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

Heather Douglas made a motion to approve the minutes of the February 11, 2025 Regular Meeting as presented and Terry Cluchey seconded. All ayes and the minutes of the February 11, 2025 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– None

PUBLIC HEARINGS - None

A. Proposed Zoning Ordinance Amendment - Section 3.11 - Fences. Consideration for raising the height of fences in the front yard from 3 ft. to 4 ft.

Chairperson Monton opened the public hearing at 6:05 pm. Ed & Susan Phelan or 5350 Longbridge Road stated that their request for the Zoning Ordinance Text Amendment is necessary for the safety of dogs and kids to separate them from the street, but especially Pentwater Lake. No further comments being evident, Chairperson Monton closed the public hearing at 6:07 pm.

B. Special Land Use Request for the proposed Village Well Pump (Utility) Building at 6607 Ridge Road – Parcel No. 64-001-022-400-18.

Chairperson Monton opened the public hearing at 6:08 pm. Scott Hall and Peter Tierney, both from Fleis & Vandenbrink Engineers (F&V), and Village Manager Rachel Witherspoon represented the Village of Pentwater. Planning Commissioner Patrick Hooyman asked questions regarding the thickness of the groundwater aquifer, the impact of drawdown from the test well, asked about the time that it takes the aquifer to recover near static water levels after pumping, what is the source of the groundwater and quality of the water. Scott Hall from F&V addressed the questions referring to the aquifer analysis conducted by the well drillers and F&V Personnel, stating that the depth of the unconfined aquifer was not defined beyond the maximum depth explored, that the test revealed a 0.6 ft. change in water level in one of the observation well, the source of the water is Lake Michigan, and the quality the water was accepted by the Michigan Department of Environment, Great Lakes and Energy (EGLE). Mr. Hall also stated, and Rachel Witherspoon concurred that F&V will provide the answer to the question regarding aquifer recovery at a later date. No further comments or questions being evident from the audience or Planning Commissioners, the public hearing was closed at 6:17 pm.

OLD BUSINESS

A. Proposed Zoning Ordinance Amendment to Section 3.11 – Fences.

Pentwater Township Property Owners Ed and Susan Phelan provided a written request to amend Section 3.11, Paragraph B to allow fences that are located in the front or rear yard of a waterfront property to be 4 ft. tall rather than 3 ft. tall to contain small children and pets.

Planning Commissioners requested that Staff research other area communities' Zoning Ordinance regulations to get an idea for their fence regulations and report back at the February meeting. Staff previously presented the findings of the research as written in the memorandum dated February 7, 2025 at the February 11, 2025 Planning Commission meeting. The research completed showed that the majority of communities researched allowed for maximum 4 ft. tall fences between dwellings and the street and between dwellings and the waterfront.

Staff drafted an ordinance for consideration that would have changed the allowable height of fences in the front or rear yards of both waterfront and non-waterfront lots to be 4 ft tall rather than 3 ft tall. However, it was discovered that the public notice for the public hearing only included waterfront lots as originally requested. Therefore, Only Section 3.11, paragraph B, subparagraph 2 - Waterfront Lots, subparagraph "b" can be considered and recommended for change.

Patrick Hooyman moved to recommend the Township Board consider amending Section 3.11 fences, paragraph B, subparagraph 2 – Waterfront Lots to allow a maximum of a 4 ft. tall fence in the front or rear yard as long as the fence is of a type which is not more than 50% solid. a public hearing on a Zoning Ordinance amendment to be drafted by the Township Attorney for Section 3.11 of the Zoning Ordinance to allow fences in the front or rear yard of a waterfront property to be 4 feet tall, Heather Douglas seconded the motion. All ayes and the motion was approved.

NEW BUSINESS

A. Consideration for a Special Land Use Request for the proposed Village well site house at 6607 Ridge Road – Parcel No. 64-001-022-400-18.

Planning Commissioners engaged in a review of the application and plans submitted regarding the proposed Village well house and compared them to the General Standards for Special Land Uses listed in Section 15.03, paragraph B et seq. of the Zoning Ordinance. The discussion, led by Chairperson Monton revealed that Standard 15.03.B.1 is met as the review of the proposed building and the building materials are approved by Staff; Standard 15.03.B.2 is met based on the information received; Standard 15.03.B.3 is met based on the information received; and Standard 15.03.B.4 is met based on the information received. Planning Commissioners asked whether the Village proposed any cameras or fences for security where F&V answered that no fences or cameras were proposed for the project. Planning Commissioners also reviewed the application and plans submitted for compliance with the Special Land Use Specific Requirements of Section 15.04, paragraph X and found that Standard

15.04.X.1 to be met with Staff's review and approval of the proposed building materials; and Standard 15.04.X.2 has been met based on the plans submitted and Staff's report dated April 3, 2025.

Moved by Paula DeGregorio, seconded by Terry Cluchey to approve the Special Land Use request for the Village well house to be located at 6607 N. Ridge Road, Parcel ID No. 64-001-022-400-18. All ayes, and the motion was approved.

B. Consideration for a Site Plan Review Approval for the proposed Village well site house at 6607 Ridge Road – Parcel No. 64-001-022-400-18.

Planning Commissioners engaged in a review of the application and plans submitted regarding the proposed Village well house and compared them to the Review Standards listed in Section 16.08 of the Zoning Ordinance, Paragraphs A through O. Planning Commissioners determined that Standards A through I have been met based on the information and plans submitted; Standard J for building lighting will be met based on Staff's review of the lighting proposed; and, Standards K through O have been met based on the information and plans submitted.

Motion by Heather Douglas, Seconded by Peter Zangara to approve the site plan for the proposed Village well house at 6607 Ridge Road, Parcel ID no. 64-001-022-400-18 subject to Staff's review of the building materials as stated in the Special Land Use review and building lighting as stated in the Site Plan Review Standard J. 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 – Chris Conroy of 560 S. Hancock, Suite 21 encouraged more collaboration with the Village Planning Commission on missing middle housing and boat houses.

ADJOURNMENT

Paula DeGregorio moved to adjourn the meeting at 7:07 pm. Patrick Hooyman seconded the motion. All ayes and the meeting was adjourned at 7:07 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

April 25, 2025

Approved by the Planning Commission

June 10, 2025