

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

June 10, 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	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

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

Peter Zangara made a motion to approve the minutes of the April 15, 2025, Regular Meeting as presented and Buz Graettinger seconded. All ayes and the minutes of the April 15, 2025, meeting were approved.

Chairperson Tony Monton announced that he would have to leave the meeting if it continued past 7:15 for an unexpected appointment, and Vice-Chairperson Paula Degregorio would chair the remainder of the meeting. Chair Monton also 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 HEARING – None

OLD BUSINESS

A. Proposed Zoning Ordinance Amendment – Section 3.29 – Keeping of Animals – Discussion.

Zoning Administrator Keith Edwards had distributed his memorandum at the beginning of the meeting regarding Section 3.29 and asked the Planning Commissioners to read it over for discussion at the next regular meeting in August. Mr. Edwards has been working with the Township Attorney and within the provisions of the Michigan Right to Farm (MRTF) Act including the Generally Accepted Agricultural Management Practices (GAAMPS) administered by the Michigan Department of Agriculture to come up with a workable ordinance. Mr. Edwards hopes to have a substantial discussion at the August 12, 2025 Planning Commission meeting.

B. Discussion – Housing – Planning Commissioner Buz Graettinger.

In a continuation from the Planning Commission's initial discussion of Housing from the December 2024 regular meeting where the topic of the Housing as discussed in the 2023 Master Plan was reintroduced.

Planning Commissioner Buz Graettinger began by challenging the Planning Commission to consider what the Planning Commission might consider doing to improve opportunities for housing development based on the 5-year Master Plan which was completed at the end of 2023. One suggestion was to create a joint task force with members of the Pentwater Village Planning Commission to evaluate and make recommendations such as removal of zoning barriers, changing zoning regulations as well as the Zoning Map for higher density development considerations.

Planning Commissioner Paula DeGregorio stressed that senior citizens are in need of local housing options to free up their existing home for families. Dave Spitler, a representative of Dogwood Community Development in Hart, Michigan presented information regarding low-income housing based on 2023 Oceana County limits for families of 1, 2 and 4 people, where rent is based upon a percentage of annual income. Mr. Spitler also described other factors to be considered by developers is Payment in Lieu of Taxes (PILT) to meet property tax obligations, Zoning Ordinance changes often dealing with allowable density and the support of a community as often developers of affordable housing face community opposition to their projects.

Mrs. Chris Conroy, chair of the Planning Commission for the Village of Pentwater, was also in attendance and promoted the idea of a joint task force with the Township. Chairperson Monton asked for consensus on the idea, and the Planning Commission voice support and no reservations to forming a joint task force. Chris Conroy will explore the idea with the Village Planning Commission at the next available opportunity.

Additionally, the Planning Commission offered their consensus to consider rezoning Village owned property within the Township, known as the former DPW spray fields from RR, Rural Residential to R-3, Multiple Family Residential. The Planning Commission will consider the matter at their August meeting.

Mr. Edwards offered, based on the consensus of the Planning Commission, that he prepare an application for rezoning of the Village owned property known as the former DPW Spray Field to be rezoned from RR, Rural Residential to R-3, Multiple Family Residential based on the Future Land Use Map and included with the 2023 Master Plan.

NEW BUSINESS

A. Annual Meeting – Election of Officers:

- i. Chairperson
- ii. Vice Chairperson
- iii. Secretary

Motion by Peter Zangara, seconded by Buz Graettinger to retain the existing officers of Tony Monton as Chairperson, Paula DeGregorio as Vice-Chairperson and Heather Douglas as Secretary for the 2025 – 2026 term. All Ayes and the motion to approve the slate for Planning Commission officers was approved unanimously.

B. 2025-26 Meeting Schedule

Motion by Hooyman, seconded by Douglas to approve the 2025 – 26 Planning Commission meeting schedule. All Ayes, and the Planning Commission meeting Schedule was approved unanimously. Please note that the October meeting was inadvertently listed as October 7 and has been corrected on the posted meeting schedule to October 14, 2025.

DEPARTMENT COMMITTEE REPORTS

Keith Edwards Zoning Administrator and ZBA reports were accepted by the Planning Commission, after a correction to the Zoning Administrator's report for the number of stories in the new home being constructed under Zoning Permit No. ZP 3530 from 20 stories to 2 stories.

OTHER ITEMS FROM PLANNING COMMISSION MEMBERS - None

Chairperson Tony Monton requested the Planning Commission consider the impacts of Short-Term Rentals (STRs) upon long-term housing availability.

PUBLIC COMMENTS - None

ADJOURNMENT

Paula DeGregorio moved to adjourn the meeting at 7:17 pm. Peter Zangara seconded the motion. All ayes and the meeting was adjourned at 7:17 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

June 17, 2025

Approved by the Planning Commission

August 12, 2025