

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

**October 14, 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	Absent
Heather Douglas	Absent
Buz Graettinger	Present
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**

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

Terry Cluchey made a motion to approve the minutes of the August 12, 2025 Regular Meeting as presented and supported by Buz Graettinger. All ayes and the minutes of the August 12, 2025, meeting were approved.

Chair, Tony Monton asked if anyone had any conflict of interest; hearing none, he proceeded to the first of two public comments.

**PUBLIC COMMENTS – None**

**PUBLIC HEARING – None**

## **OLD BUSINESS**

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

Keith referred to his draft copy with revisions proposed and highlights for discussion and the original draft proposed by the Township Attorney.

Keith said in reference to barking dogs on the first page that he felt that he was not qualified to enforce such a vague provision as he is not an animal control officer, and if the township is moving to adopt the county ordinance for animal control, that sentence regarding barking dogs would have to be revised or removed in order for the county sheriff department to enforce.

Keith said the text that's in blue is the text that he either added, moved or rearranged as pointed out on page 2, he kept some original text, but paragraphs E and F have been edited from the Attorney's original version. Discussion followed.

Keith pointed out on page 3, paragraph H, the highlighted area, regarding "no limitations...." should be addressed. Discussion followed.

Buzz spoke about chickens in the R-2 areas, suggesting that chickens should be allowed on ½ acre or greater properties. Buz also said that unless there is a problem, we shouldn't have to regulate it.

Keith suggested that a future public hearing be held because of the changes made from the ordinance amendment proposed several months ago.

Keith concluded with the changes discussed to the R2 charts, to add another column that is one half to 2 acres and to increase the number of chickens proportionately across the scale; 1/2 to 2 acres, 6 chickens; 2 to 5 acres, 12 chickens; add another column to allow 30 chickens on 5 to 20 acres; keep ducks, geese and other fowl as is.

Keith referred to paragraph I on page 4. He proposed that it be removed because it was redundant and listed in the special land use section.

*Motion* by Peter Zangara, support by Terry Cluchey to amend the draft as discussed; adding a column R2 number of chickens allowed and on page 3, H1, strike the highlighted words, "and R2;" H3 change the words "setbacks" to "offsets;" strike paragraph I on page 4 and set the revised ordinance for a public hearing.

All ayes. Motion was approved.

## **NEW BUSINESS- None**

### **DEPARTMENT COMMITTEE REPORTS**

#### **A. Zoning Administrator**

Regarding the Boat House from the last meeting, Keith said that he had not heard back from the gentleman that made the proposal. He said the building is still up for sale and may have a discussion about that in the future to take a look at what are the allowable uses in a C1 commercial district whether they are appropriate uses for the site or should or consider rezoning to make the property attractive for redevelopment.

He said the 15 acres north of that site is going to move ahead with a site condominium project of between 6 and 19 units. He said they are having a discussion regarding additional sewers connections depending upon the number of units. He said there is a settlement agreement with the Village allowing up to 8000 gallons per day (GPD) per discharge in that district from September through May and 10,000 GPD between June and the end of August. Currently during the winter months, the average is about 3500 GPD and summer about 7500 GPD, so the additional amount of sewer usage would have to be carefully administered including a possible future commercial use at the Boat House property. Keith said there are some limitations to the equalization basin currently because the current liner needs to be replaced. The Village is working on the cost to replace that liner. Discussion followed.

Keith said another item on the last agenda was housing. He spoke about implementing the master plan that was approved in 2023 specifically on the topic of housing and creating joint committee with the Village. Keith suggested postponing discussion and put this on the December agenda to review again if the Village distributes publicly a draft of the strategic plan they commissioned, which may address zoning recommendations.

Keith said that camping was on the last agenda regarding recommendations and proposed changes to some regulations on camping. He said per the emails exchanged with Brian Vilmont their discussion called for a postponement this month as the topic was not quite ready to come back with the revision.

Keith stated that a local builder from Dune Ridge Construction came to see him today regarding a second story addition and to enclose a covered porch and add new deck that would require Planning Commission approval at a minimum because the house is nonconforming. After explaining the options to schedule a December meeting or request a special meeting, the builder said that he would change his plans to not seek a variance, making the enclosed porch 20 feet wide and has requested a special meeting of the Planning Commission.

A Special Planning Commission meeting is scheduled for November 4, 2025, at 6PM.

**B. Zoning Board of Appeals – No recent meetings**

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

**OTHER ITEMS FROM PLANNING COMMISSION MEMBERS - None**

**ADJOURNMENT**

Terry Cluchey moved to adjourn the meeting at 6:47 PM. Peter Zangara seconded the motion. All ayes and the meeting was adjourned at 6:47 PM.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

October 14, 2025

Approved by the Planning Commission

December 9, 2025