

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

August 12, 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

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

Buz Graettinger made a motion to approve the minutes of the June 10, 2025, Regular Meeting as presented and supported by Heather Douglas. All ayes and the minutes of the June 10, 2025, meeting were approved.

Monton asked the commission to make note of the memos that Keith produced and that some of the items under old business do not need any decisions today as Keith had asked that they be deferred to the next meeting. He 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.

Zoning Administrator Keith Edward's memo suggests moving this agenda item to the next meeting. Monton asked if there were any objections to deferring to the next meeting. Hearing none, the proposed amendment – Section 3.29 will be moved to the next meeting, October 14, 2025.

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, Buzz said the Village Planning Commission has not met and so we still don't know how that will work out.

Keith said he met with Chris Conroy and the Village Zoning Administrator and suggested that we hire a consultant to do a housing study and that we are still waiting for that proposal to come in.

Monton asked that this be added to the next meeting or thereafter once we get more information for discussion.

NEW BUSINESS

A. Request for Nonconforming Accessory Building Improvement – 5540 W. Ottawattamie Dr – Property owned by the Charlotte Lindstrom Trust.

Monton said memos were given with regards to the existing accessory building located within approximately 10 feet of Pentwater Lake which is non-conforming to the current setback requirements. He said the issue tonight is that the foundation needs some work and not to change the footprint or expand anything.

Keith added that it's the installation of helical piers that are needed to reinforce the foundation and wrote about Section 3.24 in his report for non-conforming buildings.

Monton asked for any further discussion. Keith said that Mr. Lindstrom was present.

Mark Lindstrom, owner of property, said the building in question has been there since his grandfather purchased the property in the 70s and that they are looking for it to always stay there.

Planning Commissioners provided feedback.

Mr. Monton reviewed Section 3.24 of the Zoning Ordinance which corresponds to the standards for review of nonconforming buildings. Having found that the proposed request meets the standards of Section 3.24 of the Zoning Ordinance, Zoning Administrator Keith Edwards recommended the Planning Commission approve the project as proposed and submitted.

Motion by Peter Zangara, seconded by Buz Graettinger to approve the request for Nonconforming Accessory Building Modification – 5540 W. Ottawattamie Dr. Property owned by the Charlotte Lindstrom Trust. All Ayes and the motion was approved unanimously.

B. Discussion – Request for a Zoning Ordinance Amendment – Section 3.36- Camping on vacant parcels

Keith noted that camping issues and complaints have previously come before the Township Board. He said camping is not allowed on vacant property at this time.

Mr. Vilmont sent an email to Keith proposing an amendment to the zoning ordinance to allow camping on parcels that were 3 acres or more and increase with larger acreage and cap of no more than 6 campers.

Keith gave more background information and highlights from his report. He said that some of the concerns that would require additional administration and enforcement which also the board wanted to review and there are a few conflicts with the language as its currently written. Keith said there is a procedure in accordance with Michigan law that you would have to consider developing language, scheduling a public hearing, holding the public hearing and then making a recommendation to the Township Board before it went into effect. He said the question is, Do you wish to take up this issue at this time or not?

Brian Vilmont, 5515 Longbridge Rd., stated that he had been working with Keith since 2018 to try and get improvements and willfully intend to build on that property. He said from a time perspective it depends upon finding the right builder and have been thinking about how to use the property in the meantime; I have an understanding of why that ordinance came about and the township reacted. He said that he agrees with Keith that the language as it is written is not ready to go before a public hearing but it's a good point to start the discussion to have people use vacant property that is reasonable and controlled and beneficial to the community to come here and spend money in the community.

Monton asked for comments from the Planning Commission as they proceeded with their discussion with the consensus that more information was needed to revisit this issue.

C. Discussion – Request for Rezoning Parcel Nos. 64-001-013-300-01 & 64-001-013-300-02 – Former DPW Spray Field on Hammett Road.

Monton said the Village response in our packet is that they do not want to rezone at this time and that future expansion may require use of that land. Keith said it was requested because it is in our master plan. Monton said there will be no action tonight and it may be put on a future agenda.

D. Preapplication Discussion – Former Boat House Restaurant – 5164 W. Monroe Road at Treasure Island Dr. and Monroe Road.

Monton stated that Insignia homes has an idea to present to Planning Commission for consideration and said that this is strictly just a discussion.

Keith said Mr. Morren is here to explain his proposal.

Mr. Morren distributed copies and said that our goal is to make the Pentwater area, Village or Township better than we found it whether its properties on Green Street, Apache Hills or any type of renovation, we try to do it right and make the community better. He spoke about ideas for the Boathouse property. He said the copies distributed are just a concept as he explained what he had worked on in Holland and Florida. He said that there are a lot of things to overcome but convinced there's a demand for it and since it's the entrance to Pentwater it could be done right.

Planning Commission questions and discussion continued as Mr. Morren said there's a lot of engineering and work to be done, explaining this would have a huge impact on the community tax base dependent upon what the jurisdiction would allow. Mr. Morren said he gets calls every week from people that are looking to retire here.

Keith suggested allowing for public comments at this time while the discussion is still fresh.

PUBLIC COMMENTS -

Katie Saunders, 1001 E Park St., Pentwater, Five Star Real Estate, remarked that every 3-acre parcel would sell if you could camp on it and that she gets calls at least four times a week asking about camping use on vacant parcels . She said as far as the Boathouse is concerned, she's both thankful and excited for Insignia, she has shown the property 40 plus times and would love a restaurant and would love something beautiful in the entrance to Pentwater, but that a restaurant was unlikely because of our short summer season and the lack of available employees.

Maureen Murphy, 5067 Smuggler's Pass, Pentwater, former owner of the Boathouse, commented that she doesn't think it would ever sustain a restaurant

again. She said there's a lot more to it and spoke about when she owned it and how the season drops off so fast and she doesn't see a restaurant happening.

James Oxford, 7804 N. 60th Avenue, Pentwater spoke about his family that came here in 1969 and couldn't build a house, so they had a trailer there until 1992. He said his father's dream was to build a campground and was here tonight to hear more on that proposal.

Joe Primozich 5207 Lakeview Drive, Pentwater, said that he was here to understand more about what was proposed to be built next to his property above the Boathouse property. He said that his number one concern is how it relates to the master plan developed by Melissa Willams. He said that this property is a key piece to the improvement and development of Pentwater Lake. He said as chair of PLIB (Pentwater Lake Improvement Board) he has a vested interest in improving Pentwater Lake and said how this property provides water frontage that could be best used for community use. He asked the Planning Commission to look at all the possibilities of that being a Welcome Center. He said that he was surprised at how many people brought up the idea for this piece of ground.

Mike Vanderplow, 5166 W. Lake View Dr., Pentwater, asked if zoning needs to be changed and questioned the property levels and how much land could be covered by structures. He asked about the slope and height of structures.

Keith replied that it depends on what zoning district we end up with. Keith spoke about calculations and said the slope goes up to Lakeview Drive and won't have much of anything that exceeds the height requirements. He said it would require it to be built up and that site plans would get reviewed by the County Drain office. He said that what is said here tonight is not binding on either party and it's better to have these conversations up front and this is just a discussion.

Judy Primozich, 5207 W. Lakeview Drive, Pentwater, said specifically would like to know if there's units that would be built over 35 feet tall, and said, would you want a 35-foot height structure right next to your house, do we need to let this be built in a residential street where only one or two-level homes are currently built.

Maureen Murphy asked that Judy be given a sheet listing what's allowed to be built commercially versus what else is allowed on this property.

Tom Walter 6230 Longbridge Rd., commented on the Boathouse development issue and masterplan that called for affordable housing and what's being proposed is not related to the master plan and if a decision is going to be made on how many people want high end condos, that's not what is in the master plan.

Eric Buckland, 3841 Upper Lake Ct., NE Grand Rapids, Michigan, and owns property north of the Boathouse. He said he has been visiting for over 15 years and likes Pentwater because its quieter. He said that we have an awesome community center, it's called the beach, which is an amazing part of Pentwater

He said if we leave that property vacant, nobody benefits, there needs to be an income and keep the residents thriving but if you have more people coming in for three months it is challenging. He said he couldn't imagine what else to put there that would flourish and even the restaurants downtown struggle. He said if we don't put this development here, what else could be there that would be affordable. He said that he likes Pentwater and would like to keep it small and quaint, if we could make it look nice, it doesn't have to be Grand Haven.

Monton said he is closing the period for public comments.

Keith said nothing more needs to be done on this issue tonight, the Planning Commission has made their comments, and we have heard from the public and Mr. Morren can decide from there.

DEPARTMENT COMMITTEE REPORTS

- A. Zoning Administrator –
- B. Zoning Board of Appeals –

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

OTHER ITEMS FROM PLANNING COMMISSION MEMBERS - None

Chairperson Tony Monton, hearing no further items, stated that the Planning Commission had the public comment period and asked for a motion to adjourn the meeting.

ADJOURNMENT

Heather Douglas moved to adjourn the meeting at 7:29 PM. Buzz Graettinger seconded the motion. All ayes and the meeting was adjourned at 7:29 PM.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

August 12, 2025

Approved by the Planning Commission

October 14, 2025