

**Pentwater Township Planning Commission – Special Meeting  
Park Place Event Center  
310 N. Rush Street,  
Pentwater, Michigan 49449**

**October 3, 2023**

Chairperson Tony Monton called the in-person special meeting to order at 6:00 pm. The Pledge of Allegiance was recited. This special meeting is being conducted in concert with a meeting of the Planning Commission from the Village of Pentwater to hold a public hearing on the draft of the joint Master Plan.

**ROLL CALL**

Terry Cluchey	Present
Paula DeGregorio	Present
Heather Douglas	Present
Buz Graettinger	Present
Patrick Hooyman	Present
Tony Monton	Present
Peter Zangara	Present

Present from the Village of Pentwater Planning Commission: Chris Conroy, Bruce Koorndyk, Mary Marshall, Dan Nugent, Amy Roberson.

Absent from the Village of Pentwater Planning Commission: Ron Stoneman

Village Staff Present: Kate Anderson, Village Zoning Administrator, Rande Listerman, Village Clerk/Treasurer, Dave Bluhm, Village Trustee and Jeff Hodges, Village President.

Motion by Bruce Koorndyk, supported by Amy Roberson to appoint Chris Conroy as the Interim Chairperson.

Voice Vote: Aye: 5.      Nay: 0.      Absent: 1. Motion passed.

**APPROVAL OF (Township Planning Commission) AGENDA**

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

**PUBLIC COMMENTS FOR ITEMS NOT ON THE (Township PC) AGENDA – None  
APPROVAL OF (Village Planning Commission) AGENDA**

Motion by Amy Roberson, second by Mary Marshall to approve the agenda presented.  
Voice Vote: Aye: 5. Nay: 0. Absent: 1. Motion passed.

**PUBLIC COMMENTS FOR ITEMS ON THE (Village Planning Commission)  
AGENDA – None.**

**PUBLIC HEARING – To receive public comments on the proposed draft of the  
Master Plan including the future land use map.**

Chairperson Tony Monton and Interim Village Planning Commission Chairperson Chris Conroy opened the Public Hearing on the draft of the Master Plan at 6:06 p.m.

*Tony Monton, Twp. Chairperson* - shared the history of the Master Plan process over the last few years. Tony also acknowledges Chris Conroy and thanked her for the hard work on the Master Plan draft. We do appreciate your attendance tonight. Community input is important.

*Chris Conroy, Village Interim Planning Commission Chairperson* – stated the Master Plan is a land use plan and it is for future land development. It is the responsibility of the Planning Commission as dictated by the Michigan Planning and Enabling Act. The Master Plan is a living document. The Michigan Planning Enabling Act says at least every 5 years the document should be reviewed, amended if necessary. It is not a promotional or marketing document. There are a variety of ways that the Master Plan can be utilized in marketing material. The MEDC will work with the community once we have an adopted Master Plan to create a developer's resource guide to help investors consider Pentwater for development. It is also not a comprehensive document . It compliments other plans in the community such as the Park and Rec Plan, Complete Street Guide, Downtown Development Plan and Community and Economic Development plans.

*Dave Bluhm, Council Trustee, 16 South Rutledge* – wanted to talk about the Channel and its importance to the Village and the Township. It is a joint asset. I did review the Master Plan and provided Kate with some comments on how I think we should strengthen the Master Plan with language identifying how critical that asset is to us. We were lucky to have the channel dredged at the end of the summer. There are no future plans for doing that again. Setting that aside, the Corps has identified \$5,000,000 in upgrades to the aging infrastructure. They have no funding dollars set aside for the repairs. We need to strengthen the language in the Master Plan, stated it is a critical

piece of infrastructure. It is important for us to indicate to the Corps how important the Channel is to the Village and the Township.

*Chris McVie, 6581 Ridge Road* – no reference to a historic district and she would like to see reference to that in the plan. She also spoke about her concerns of the Hemlock Woolly Adelgid. It is aggressive if not treated. An invasive species moving very rapidly. Muskegon and Mason counties have been working with private property owners to treat. We are prone to drought so are we preparing for the potential of wildfires?

*Ross Feltes, 4942 Madison Road* – is a biologist and concerned with the Hemlock Woolly Adelgid it is on the east side of the Village and will kill the trees in 7 to 10 years. He would like to see if we can research funds for treating public and private property. The DNR has information on their site.

*Kyle Jansen, 360 South Rush Street* – supports Dave Bluhm's comments on the channel. Remember when you look for grant funds, they also want to see your maintenance plan moving forward. I will be happy to work with the Channel committee. I think it is a well-done plan.

*Pat Hooyman, Township Planning Commission* – it is the Federal Government responsible for maintenance of the Channel.

*Dave Bluhm, Village Council Trustee* – if our Master Plan identifies how critical the Channel infrastructure is to us and it allows us to put ourselves in a better position to get funding.

*Amy LaBarge, 605 East 6<sup>th</sup> Street* – at the last Village Council meeting there was criticism of the Master Plan not having enough information regarding the infrastructure. Do you feel comfortable with the plan having enough language addressing the infrastructure?

*Chris Conroy, Interim Village Planning Commission Chairperson* – we can certainly add the village's new water well project, wellhead protection program and the enhancements to the sewer system. We are more than willing to go back and re-address this. I would like to say something regarding the Channel. On page 63, we can beef up the language regarding the Channel and include the map from the Army Corps. We had a conversation to have the whole design looked at. We have brought up the conversation about the mermaid rocks did the Army Corps run out of enough funding for the material to take the North Pierhead further out into the water so we would not have the same sand shoaling issues. I think it is relative to ask the Federal Government for funding. Our channel was dredged every year until 2009 when the funding source for the Channel shifted and it no longer became automatic funding. It is more relative to the Park and Rec Plan.

*Township Chair Tony Monton* shared the next course of action. The steering committee will meet next week to discuss the comments they have received from the public comment and the Village Council. They will make the revisions the week of October 16<sup>th</sup>. Then send the document back to the two Planning Commissions for a motion to approve the plan.

Seeing no further comments from the public present, Township Chairperson Tony Monton, and Village Interim Chairperson Chris Conroy closed the public hearing at 6:39 p.m.

**OLD BUSINESS – None**

**NEW BUSINESS – None**

**DEPARTMENT COMMITTEE REPORTS – None**

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

**PUBLIC COMMENTS – None**

## **ADJOURNMENT**

Peter Zangara moved to adjourn the special meeting at 6:15 pm. Paula DeGregorio seconded the motion. All ayes and the meeting was adjourned at 6:15 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

October 10, 2023

Approved by the Planning Commission

November 21, 2023