

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

February 14, 2023 – Regular Meeting

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	Absent

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 amended to include the request to set a date for a public hearing for the proposed rezoning of Parcel No. 64-001-023-400-01, seconded by Heather Douglas. All ayes and the agenda, as amended, was approved.

Paula DeGregorio made a motion to approve the minutes of the September 6, 2022 Special Meeting and Buz Graettinger seconded. All ayes and the minutes of the September 6, 2022 meeting were approved.

Chairperson Tony Monton requested 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 FOR ITEMS NOT ON THE AGENDA - None

PUBLIC HEARINGS – None

OLD BUSINESS – None

A. Draft Master Plan

Staff requested that Planning Commissioners send any comments on the proposed draft of the Master Plan that they received in their packets to the Township Zoning Administrator by email. It is the intention to have a public hearing in the spring of 2023.

NEW BUSINESS

A. 5571 W. Watson (a.k.a. Rieves Ave.) Ave. Parcel ID No. 64-001-023-400-01 – Proposed Addition to nonconforming building.

Inspired Home Builders, LLC seeks a Zoning Permit to construct a new three-season room or enclosed covered porch on the west side of the existing home.

According to the applicant's survey, the existing house is within 8.2 feet of the north property line where 30 feet is required. The applicant seeks to construct an addition of a covered porch of 12 ft. x 38' 8", which would be located approximately 40 feet setback from the front or north property line. Thus, the existing nonconformity will not be expanded or exacerbated.

Staff reviewed the proposed applications in accordance with Section 3.24 - Nonconforming Buildings and Uses, Paragraph B. Nonconforming Buildings or Structures, sub-paragraphs 1.a. – d, and paragraph 8 and recommends the Planning Commission consider approval of the proposed nonconforming building expansion for 5571 W. Watson Avenue.

Motion by Patrick Hooyman, seconded by Buz Graettinger to approve the proposed expansion of 5571 W. Watson Avenue. All Ayes and the motion was approved.

B. Proposed Rezoning of Parcel ID No. 64-001-023-400-01 from RR, Rural Residential to R-1, Single Family Residential – Request date for a Public Hearing.

Buz Graettinger moved to set the public hearing date of April 11, 2023 to take public comment on the proposed rezoning of Parcel ID no. 64-001-023-400-01 from RR, Rural Residential to R-1 Single Family Residential. Terry Cluchey seconded. 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 – None

ADJOURNMENT

Patrick Hooyman moved to adjourn the regular meeting at 6:20 pm, Heather Douglas seconded the motion. All ayes and the regular meeting was adjourned at 6:20 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

February 15, 2023

Approved by the Planning Commission

April 11, 2023