

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

April 11, 2023

Chairperson Tony Monton called the in-person meeting to order at 6:02 pm. The Pledge of Allegiance was recited.

ROLL CALL

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

Keith Edwards, the Zoning Administrator, was present at the meeting.

APPROVAL OF AGENDA, MINUTES AND CHAIRPERSON'S REMARKS.

Terry Cluchey moved to approve the agenda as amended, seconded by Buz Graettinger. All ayes and the agenda, as amended, was approved.

Buz Graettinger made a motion to approve the minutes of the February 14, 2023 Regular Meeting as amended for the location of the meeting at 500 N. Hancock St. and Heather Douglas seconded. All ayes and the minutes of the February 14, 2023 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 – Barbara Brown of 5757 W. Longbridge Rd. spoke concerning the visual appearance of the retaining steel wall that was placed on the neighboring property at 5753 W. Longbridge Rd. Ms. Brown requested that the Planning Commission consider changing the Zoning Ordinance for aesthetic regulations for fences and retaining walls. Chairperson Monton requested that the item be discussed at the next Planning Commission meeting.

PUBLIC HEARING

Proposed Change in the Zoning Map from RR, Rural Residential to R-1, Single Family Residential. Parcel ID No. 64-001-023-400-01, Section 23 Approximately 17. 5 acres, 52nd Avenue and Squire Road. Chairperson Monton opened the public hearing at 6:20 pm.

The applicant Michael Haack explained his desired use of the property for 2 dwellings, however that the property could not be split as 20 acres is required to split the property into two parcels within the RR, Rural Residential Zoning District. The next available Zoning District that would allow for dividing the property into two or more parcels is the R-1, Single Family Residential Zoning District that allows for 2-acre minimum parcel size. The request is consistent with the Future Land use Map in the Master Plan (2016).

- Jay Harris asked if 52nd Avenue would be paved.
- Shannon Kramer asked if the property would be further divided beyond the requested two parcels.
- Barbara Brown suggested the applicant consider a restrictive covenant to control the number of divisions allowed.
- Nicki (Lisa) Breazeale, co-owner with applicant Michael Haack agreed with Mr. Haack that they would not be requesting to divide the parcel beyond two parcels.

No further public comment. Chairperson Tony Monton closed the public hearing at 6:27 pm.

OLD BUSINESS – None

NEW BUSINESS

A. 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. Discussion and Recommendation to the Township Board.

Chairperson Monton asked Zoning Administrator Keith Edwards to add any additional information not included in the Staff report on the request – no additional information was added. Chairperson Monton then lead the Planning Commissioners through an analysis of criteria to be considered for requests to change the Zoning Map as provided by the 2016 Master Plan on pages 54-55. Planning Commissioner Buz Graettinger asked about the future of adding sanitary sewer availability to the area. Mr. Edwards stated that the Master Plan that is currently being updated, will recommend future sanitary sewer facilities to serve the lakefront properties along Pentwater Lake, and those on the opposite side of Longbridge Road be included as well.

Motion by Heather Douglas, seconded by Buz Graettinger to recommend that the Township Board consider changing the Zoning Map for the property known as 64-001-023-400-01 from RR, Rural Residential to R-1, Single Family Residential. All Ayes and the motion was approved.

B. Proposed Zoning Ordinance Amendment – Section 3.08 Accessory Buildings. Review and set date for public hearing.

A portion of the original text of Section 3.08 which was supposed to remain was inadvertently deleted from the replacement of Section 3.08 in the 2020 replacement of the text. Therefore, this proposed amendment is simply to add the missing provisions back into the Zoning Ordinance, as we currently have no provisions for accessory buildings for Agricultural Operations, Multiple Family Developments and Commercial Uses which were in the original text.

The proposed amendment would add back into the text the following language to Section 3.08, paragraph F which deals with the allowable area of accessory buildings by addition subparagraph 2 as follows:

2. Other uses:
 - a. Buildings accessory to agricultural operations: No size or height limitation.
 - b. Multiple family developments: Nine hundred sixty (960) square feet, excluding garages for the use of residents.
 - c. Manufactured home parks: As required by Chapter 9.
 - d. Uses in non-residential districts and non-residential uses in residential districts: Not to exceed twenty-five percent (25%) of the floor area of the main building(s).

Heather Douglas moved to set the public hearing date of June 13, 2023 to take public comment on the proposed text amendment to Section 3.08. Buz Graettinger 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

Heather Douglas moved to adjourn the regular meeting at 6:42 pm. Terry Cluchey the motion. All ayes and the regular meeting was adjourned at 6:42 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

April 18, 2023

Approved by the Planning Commission

June 13, 2023