

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

December 12, 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	Absent
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

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

Patrick Hooyman made a motion to approve the minutes of the November 21, 2023 Special Meeting as presented and Buz Graettinger seconded. All ayes and the minutes of the November 21, 2023 meeting were approved.

Chairperson Tony Monton asked 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 HEARING – None

OLD BUSINESS

A. Discussion of Zoning Ordinance regulations for fences and retaining walls.

The Zoning Administrator reviewed his memorandum of December 7 regarding a consideration of including Zoning Ordinance provisions for fences and walls as submitted by Barbara Brown in April of 2023. Mr. Edwards recommended including additional language to Section 3.11 – Fences of the Zoning Ordinance, but requested the opportunity to further explore provisions for retaining walls because of the nature of their use requiring structural properties for retaining soil and fill materials.

Heather Douglas moved to hold a public hearing for the proposed amendments to Section 3.11 as described in the memorandum from Mr. Edwards at the February 13, 2024 Regular Meeting. Buz Graettinger seconded the motion. All ayes and the motion carried.

Retaining walls will be further discussed at a future Planning Commission meeting.

NEW BUSINESS

A. Discussion of Permitted and Special Land Uses in Single Family Residential Zoning Districts: RR, R-1 and R-2.

Mr. Edwards introduced a new discussion to review the Zoning Ordinance provisions for Chapter 4 through 6 of the Zoning Ordinance, beginning with the allowable land uses and development standards for the RR, Rural Residential, R-1, Single Family Residential, and R-2 Low Density Residential Districts. After a brief discussion, there was consensus that Mr. Edwards would prepare a more detailed presentation for discussion at the April 9, 2024 regular meeting of the Planning Commission.

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

Peter Zangara moved to adjourn the regular meeting at 7:112 pm. Patrick Hooyman seconded the motion. All ayes and the meeting was adjourned at 7:12 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

December 14, 2023

Approved by the Planning Commission

February 13, 2024