

Pentwater Community

Future Land Use Master Plan



CHAPTERS 1-5

COMMUNITY CHARACTER

These chapters contain Master Planning background information, community history, demographics and existing land uses and public services/infrastructure.

CHAPTERS 6-9

PLANNING PRIORITIES

These chapters describe the vision, goals and future Pentwater Community waterfront, housing, and commercial/industrial land use considerations and recommendations.

CHAPTERS 10-11

ZONING AND CONCLUSION

These chapters contain zoning and concluding implementation recommendations to realize the community vision.



Community Involvement

Community members shaped the vision for this plan through active involvement.

TOWNSHIP OF PENTWATER
COUNTY OF OCEANA, MICHIGAN

Minutes of a regular meeting of the Board of Trustees of the Township of Pentwater, held at the Pentwater Township Hall, 327 Hancock Street, within the Township, on the 13th day of December, 2023, at 6:00 p.m.

PRESENT: Members: Cavazos, Douglas, Flynn, Holub

ABSENT: Members: Murphy

The following preamble and resolution were offered by Member Douglas and seconded by Member Holub:

RESOLUTION NO. 2023-21

**RESOLUTION ADOPTING THE MASTER PLAN OF 2023 AND RESCINDING ALL
RESOLUTIONS IN CONFLICT THEREWITH**

WHEREAS, the Michigan Planning Enabling Act (“MPEA”), 2008 PA 33, MCL 125.3801, *et. seq.* requires municipal planning commissions to prepare a “master plan” pertinent to the future development of the municipality; and

WHEREAS, the Pentwater Township Planning Commission has prepared a proposed Master Plan and Future Land Use Map (the “Master Plan”) for the Township to update and replace the previous master plan; and

WHEREAS, on July 12, 2023 the Township authorized the distribution of the proposed Master Plan to the general public and the various entities required by the MPEA, for review and comment purposes; and

WHEREAS, the proposed Master Plan was made available to the various entities and the general public as required by the MPEA, and a public hearing thereon was held by the Planning Commission on October 3, 2023 pursuant to notice as required by the MPEA; and

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WHEREAS, the Planning Commission found the proposed Master Plan as submitted for the public hearing to be desirable and proper, and furthers the land use and development goals and strategies of the Township, and has adopted a resolution recommending that he Township Board of Trustees adopt the proposed Master Plan; and

WHEREAS, pursuant to the MPEA and Township Resolution No 2023-20, the Township Board has asserted its right to approve or deny the proposed Master Plan.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Pentwater Township Board of Trustees hereby adopts the new Master Plan as recommended by the Planning Commission including all text, charts, tables, maps, and descriptive and other matter therein intended by the Planning Commission to form the complete Master Plan, including the Future Land Use Map.


2. The new Master Plan shall henceforth be referred to as the Pentwater Township Master Plan of 2023.

3. All resolutions of the Township Board in conflict with this resolution are hereby rescinded to the extent of the conflict.

AYES: Members: Cavazos, Douglas, Flynn, Holub

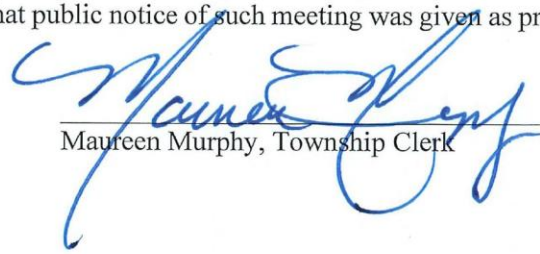
NAYS: Members: None

RESOLUTION DECLARED ADOPTED

 12-20-23
Maureen Murphy, Township Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF OCEANA)

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Township Board of the Township of Pentwater at a regular meeting thereof held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.

 12-20-23
Maureen Murphy, Township Clerk

TOWNSHIP OF PENTWATER
COUNTY OF OCEANA, MICHIGAN

Minutes of a regular meeting of the Planning Commission of the Township of Pentwater, held at the Pentwater Township Hall, 327 Hancock Street, within the Township, on the 21st day of November, 2023, at 6:00 p.m.

PRESENT: Members: Graettinger, DeGregorio, Monton, Cluchey and Hooyman

ABSENT: Members: Douglas and Zangara

The following preamble and resolution were offered by Member Graettinger and seconded by Member DeGregorio:

RESOLUTION NO. 2023-20

RESOLUTION RECOMMENDING ADOPTION OF MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (“MPEA”) authorized the Pentwater Township Planning Commission (“Planning Commission”) to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission conducted advertised public information and input sessions for the purpose of informing and gathering community input and comments related to the development of this proposed updated Master Plan; and

WHEREAS, the Planning Commission prepared a proposed updated Master Plan and Future Land Use Maps; and

WHEREAS, on July 12, 2023 , the Planning Commission submitted the proposed Master Plan to the Township Board for review and comment pursuant to the MPEA and the Township Board approved distribution of the proposed Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

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WHEREAS, on October 3, 2023, the Planning Commission conducted a public hearing and provided information and offered an opportunity for public comment regarding the proposed Master Plan and to further review and comment on the proposed Master Plan; and

WHEREAS, the Planning Commission finds that the proposed Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township; and

WHEREAS pursuant to Section 44(3) of the MPEA, the Township Board has asserted its right to approve or reject the proposed Master Plan.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Planning Commission hereby approves the proposed Master Plan and recommends to the Township Board that the proposed Master Plan, including all of the text, chapters, figures, maps and tables and the Future Land Use Map contained therein be adopted.

AYES: Members: Graettinger, DeGregorio, Cluchey, Hooyman and Mondon

NAYS: Members: None

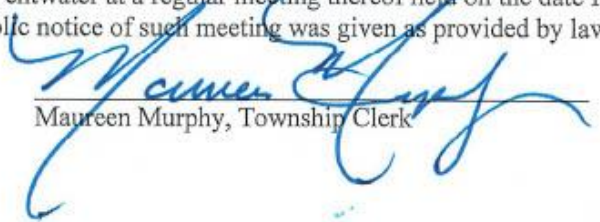
RESOLUTION DECLARED ADOPTED.



Maureen Murphy, Township Clerk

STATE OF MICHIGAN)
) ss.
 COUNTY OF OCEANA)

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Township Board of the Township of Pentwater at a regular meeting thereof held on the date first stated above, and I further certify that public notice of such meeting was given as provided by law.



Maureen Murphy, Township Clerk

VILLAGE OF PENTWATER

ON PENTWATER LAKE AND LAKE MICHIGAN
65 South Hancock Street - P.O. Box 622 - Pentwater, Michigan 49449
(231) 869-8301 - FAX (231) 869-5120

VILLAGE OF PENTWATER - VILLAGE COUNCIL RESOLUTION NO. 2023-12-30 APPROVING THE PENTWATER JOINT MASTER PLAN UPDATE

At a regular meeting of the Pentwater Village Council held on Monday, December 11, 2023, the following resolution was offered by Dave Bluhm and seconded by Jared Griffis:

WHEREAS, the Village of Pentwater Planning Commission has prepared an update to the Pentwater Joint Master Plan, pursuant to P.A. 33 of 2008 (MCL 125.3801, *et seq*), as amended; and

WHEREAS, subject Pentwater Joint Master Plan Update consists of both a narrative document and Future Land Use Maps for the Village of Pentwater; and

WHEREAS, a public hearing was held on the Pentwater Joint Master Plan Update by the Planning Commission on October 3, 2023 in compliance with Section 43 of P.A. 33 of 2008 (MCL 125.3843), as amended;

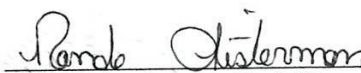
WHEREAS, on November 28, 2023, the Pentwater Planning Commission recommended approval by the Pentwater Village Council of the Update to the Pentwater Joint Master Plan,

NOW, THEREFORE, BE IT RESOLVED, that the Pentwater Village Council adopts the Pentwater Joint Master Plan.

AYES: 5. Dave Bluhm, Phillip Frame, Jared Griffis, Kathy O’Connor, Jeff Hodges
NAYS: 0.
ABSTAIN: 0.
ABSENT: Dan Nugent and Don Palmer.

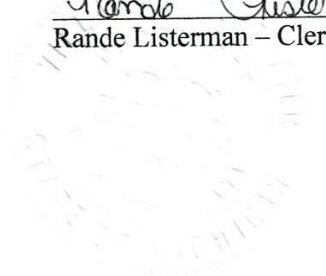
Certification of Adoption

I HEREBY CERTIFY that the above resolution was duly passed and approved by the Pentwater Village Council, Oceana County, State of Michigan, at a regular meeting held in the Village of Pentwater on December 11, 2023.



Rande Listerman – Clerk/Treasurer

12-11-2023
Date



VILLAGE OF PENTWATER

ON PENTWATER LAKE AND LAKE MICHIGAN
65 South Hancock Street-P.O. Box 622-Pentwater, Michigan 49449
(231) 869-8301 - FAX (231) 869-5120

VILLAGE OF PENTWATER PLANNING COMMISSION RESOLUTION NO. 2023-11-29 APPROVING THE PENTWATER JOINT MASTER PLAN UPDATE

At a regular meeting of the Village of Pentwater Planning Commission held on Tuesday, November 28, 2023, the following resolution was offered by Bruce Koorndyk and seconded by Mary Marshall:

WHEREAS, the Village of Pentwater Planning Commission has prepared an update to the Pentwater Joint Master Plan, pursuant to P.A. 33 of 2008 (MCL 125.3801, *et seq*), as amended; and

WHEREAS, subject Pentwater Joint Master Plan Update consists of both a narrative document and Future Land Use Maps for the Village of Pentwater; and

WHEREAS, a public hearing was held on the Pentwater Joint Master Plan Update by the Planning Commission on October 3, 2023 in compliance with Section 43 of P.A. 33 of 2008 (MCL 125.3843), as amended;

NOW, THEREFORE, BE IT RESOLVED: that the Pentwater Village Planning Commission hereby recommends approval of the Pentwater Joint Master Plan, as amended, and forwards the same to the Pentwater Village Council for subsequent review and action.

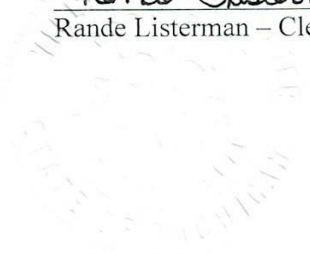
AYES: Koorndyk, Marshall, Jansen, Stoneman, Roberson, and Conroy
NAYS: 0
ABSTAIN: 0
ABSENT: Nugent

Certification of Adoption

I HEREBY CERTIFY that the above resolution was duly passed and approved by the Village of Pentwater Planning Commission, Oceana County, State of Michigan, at a regular meeting held in the Village of Pentwater on November 28, 2023.

Rande Listerman
Rande Listerman – Clerk/Treasurer

11/28/2023
Date



Pentwater Community..... 1

Township and Village Resolutions to Adopt Master Plan2

Executive Summary 11

 What is a Master Plan? 11

Chapter 1 - Master Plan Purpose and Process 15

 What is the Purpose of a Master Plan? 15

Chapter 2 - History and Demographics23

 Pentwater’s Rich History23

Chapter 3 - Natural Features45

 Water and Beaches Bring Us Here.....45

Chapter 4 - Existing Land Use 55

 Land Use and Quality of Life55

Chapter 5 - Public Services & Infrastructure 65

 Community Infrastructure 65

Chapter 6 Vision and Goals 77

 Community Involvement..... 77

Chapter 7 - Charting Our Future - Part A - Waterfront.....83

 Preserving Our Small Downtown Waterfront character 83

Chapter 8 - Charting our Future - Part B - Housing91

 A Balanced Approach.....91

Chapter 9 - Charting Our Future - Part C - Commercial/Industrial 103

 Commercial/Industrial Considerations..... 103

Chapter 10 - Zoning Plan 117

 What is a Zoning Plan? 117

Chapter 11 - Conclusion..... 125

 Guiding our Legislative Bodies’ Efforts..... 125

Appendices & Bibliography 129

 Supplemental Documents, Plans and Maps..... 129

Sincere Thanks and Appreciation for the Members of the Pentwater Community Master Plan Steering Committee that persevered over the many months and years beginning with the Community Assessment and Visioning Work through the final drafts and Public Hearing. Thank you to the Pentwater Township and Village of Pentwater Planning Commissioners and Zoning Administrators Katie Anderson and Keith Edwards for your support and unity.

Former Master Plan Steering Committee and Planning Commission Members: Kendra Flynn, Mary Schumacher, Heather Douglas, Michael Haack, and Claudia Ressel; Michelle Angell - Ex Officio (Village Council Trustee), Paul Anderson- Village Planning Commissioner, Mary Temple - Village Planning Commissioner

Pentwater Township Planning Commissioners

Anthony Monton - Chair
 Paula DeGregorio - Vice Chair
 Heather Douglas - Secretary (Twp Board Rep)
 Terry Cluchey
 John Graettinger
 Pat Hooyman
 Peter Zangara

Village of Pentwater Planning Commissioners

Chris Conroy- Chair
 Mary Marshall - Vice Chair
 Bruce Koorndyk
 Kyle Jensen
 Amy Roberson
 Ron Stoneman
 Dan Nugent - Ex Officio (Village Council Trustee)

Executive Summary

This planning process and the resulting Master Plan is a way to gather and document information that local leaders and residents alike can consult as we work together for the future.



WHAT IS A MASTER PLAN?

The Michigan Planning Enabling Act PA 33 of 2008 (MCL Chapter 125.3801 - 125.3885), authorizes local zoning commissions to create Master Plans that reflect local community vision as a method to guide local governing bodies - councils, planning commissions and boards - for making land use policies. With the authority granted in PA 33, local planning commissions prepare and update their Master Plan to reflect current demographic, geographic and infrastructure conditions. This process guides zoning policies that reflect the desired land uses of the local community.

*The purpose
of the Master
Plan is to
bring the
community
vision to life.*

Master Planning - Executive Summary

Typically, Pentwater Township and Village developed a single community Master Plan. There was a recent period where each entity created its own. However, based on community input, and a number of shared interests and goals, the Township and Village are once again collaborating by updating the 2009 Master Plan to be one community-wide Master Plan. In addition to comprehensive background information, community vision and goals, this plan features an additional, critical focus on implementation.

When creating a Master Plan, it is vitally important to listen to community input. The Pentwater Community Vision Team sought out the community point of view in a robust process that sought input from community leaders, residents, students and visitors.

As a result of this process, the community created a vision: "Pentwater is a thriving community in which people chose to visit, live, work, grow and play."

An important next step in the planning process is to gather demographic data from the most recent census and other reliable data. This information is compiled in conjunction with our community history to create the background detail necessary to analyze where we stand now and recognize what to do next on the journey to the future for Pentwater Township and Village.

This analysis has led to three key areas that require land use policy updates that are addressed in detail in the Master Plan: housing, waterfront, and commercial/industrial land uses.

These are the "big three" areas that, when assembled together form the basis for current and future land use planning policy.

- **Housing.** Our community features many lovely, well kept homes, but we lack year round residents, and need to address housing needs for seasonal workers, young families, and residents who wish to age-in-place



- **Waterfront.** Our most valuable asset requires careful and collaborative management to protect it and support viable usage for now and years to come



- **Commercial/Industrial:** The Village commercial district features small family owned businesses that preserve the "small town" vibe that is attractive to many visitors. For both Village and Township, the commercial/industrial land uses must strike a delicate balance between preservation and growth



As a guide, the Plan is not meant to be rigidly administered; changing conditions may affect the assumptions used when the Plan was originally conceived. But changing conditions do not necessarily mean that the Plan must change. Rather, the Township and Village Planning Commissions must examine those changes and decide if the conditions on which the Master Plan was based are still valid. If so, the Plan should be followed.

It is widely recognized that the pandemic of 2020-2022 will have a lasting impact on municipal planning due to the expansion of remote work. Resort areas with bountiful natural resources such as Pentwater are in high demand, as remote workers leave crowded cities. In short, changing market forces are impacting small resort communities like ours so our future land use policies must keep pace with the changing times, and deliver on the community generated vision.

This Master Plan is also a blueprint for action. It is intended to be a comprehensive document with recommended implementation planning steps to meet housing, waterfront and commercial/industrial usage in both the Village and Pentwater Township.



Zoning adjustments are the clearest example of actions that will help Pentwater realize its future land use goals as envisioned by our community members.

The relationship between the Master Plan and Zoning Ordinance is often misunderstood. The Master Plan is a guide for land use for the future; the Zoning Ordinance regulates the use of land in the present. *The Master Plan is not a binding, legal document; the Zoning Ordinance is a law that must be followed by the community's residents.*

As change within Pentwater continues, the Township and Village will have to address difficult zoning issues brought on by the pace and increasing complexity of development plans by residents and property owners. The need to provide flexibility, coupled with Pentwater's desire to maintain some degree of control, may create the need for innovative zoning solutions, such as form-based zoning and overlay districts.

The community infrastructure transportation elements and essential services are critical for supporting land use policies. Wellhead Protection, Water Reliability Studies and Wastewater Treatment are such essential services, and their upgrade requirements are well documented. Chapter Five will address these public services, current and desired, in more detail.

The plan is organized in four major headings that include:

<p>The Master Planning Process</p>	<ul style="list-style-type: none"> • An overview of the planning process and results • A history of the Pentwater Community • A description of area population, housing, occupancy, employment, age, income and natural resources • A summary of the methods and process used to arrive at a shared vision for the Pentwater Community
<p>Existing Land Uses and Infrastructure</p>	<ul style="list-style-type: none"> • Our natural features • Our current state of land uses • Our current public services and infrastructure
<p>Charting the Future - Land Use</p>	<ul style="list-style-type: none"> • Vision and Goals • Housing - What's desired and goals tied to the vision • Waterfront - What's desired and goals tied to the vision • Commercial/Industrial - What's needed and goals tied to the vision
<p>Zoning</p>	<ul style="list-style-type: none"> • Zoning recommendations that support land uses aligned with the community vision and land use goals
<p>Conclusion</p>	<ul style="list-style-type: none"> • Recommendations for making progress toward future land use goals

Chapter 1 - Master Plan Purpose and Process

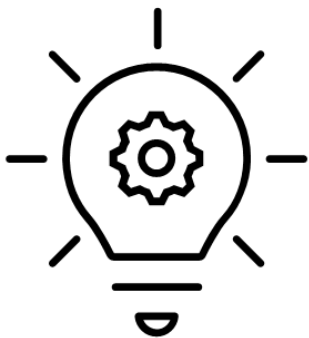
Because the Village of Pentwater is within Pentwater Township and we share many services ... we are one Pentwater community. This joint Master Plan serves as guide or roadmap to aid Pentwater Village and Township officials in fulfilling our community vision for the future



WHAT IS THE PURPOSE OF A MASTER PLAN?

This Plan will guide our community regarding issues which affect the use of land and will serve as a physical development and infrastructure plan for policy implementation and /or redevelopment over the next 20 years.

Engaging the public was a critical component of the community-wide planning process.



Chapter Highlights:

- Definition of a Master Plan
- Village and Township Planning Commission Master Plan collaboration efforts
- Community involvement and Vision Team results
- How the Master Plan supports land use decisions

What is a Master Plan?

Master Plans are authorized by the Michigan Planning Enabling Act (PA 33 of 2008; MCL Chapter 125.3801 - 125.3885) which specifically gives the Village & Township Planning Commissions the authority to prepare and adopt that plan.

This Plan will guide these planning commissions' and each of the legislative bodies' decisions regarding issues which affect the use of land and will serve as a physical development and infrastructure guide for implementation over the next 20 years. Updates are required every five years. Once prepared, adopted and maintained, the general purpose of a Master Plan is to guide and accomplish, within our planning jurisdictions and its environs (Village & Township), development that satisfies all of the following criteria (MCL 125.3807 Sec 7):

- is coordinated, harmonious, efficient, and economical,
- considers the character of the community and its suitability for particular uses judged in terms of such factors as trends in land use and population development,
- will in accordance with present & future needs, best promote public health, safety, order, convenience, prosperity and general welfare



- includes adequate provision and promotes one or more of the following:

1. A system of transportation to lessen congestion on streets and provide for safe and efficient movement of people and goods by motor vehicles, bicycles, pedestrians, and other legal users (e.g., golf carts)
2. Safety from fire and other dangers; light and clean air
3. Healthful and convenient distribution of population
4. Good civic design and arrangement and wise and efficient expenditure of public funds
5. Public utilities such as storm water management, sewage treatment & disposal, safe and adequate water supply, recreation, and other public improvements
6. Use of resources in accordance with their character and adaptability

A properly developed, well thought-out Master Plan can be of great value by providing tangible benefits in improved quality of life, more efficient use of financial and other resources, a cleaner environment, and an economically healthy community.

We Are One Community

This joint Master Plan serves as guide or roadmap to aid Pentwater Village and Township officials in fulfilling our community vision for the future. While the legal requirements of a Master Plan do not specifically require the inclusion of a community's history, trends in population, housing, education, income, and industry, Chapter Two provides the data collected to examine current population, age, housing units, educational attainment, and employment, income demographics. Chapter Three provides a summary of the public participation process utilized by the Pentwater Community Vision Team to conduct the community assessment.

The Planning Commissions

The Township & Village Planning Commission members are selected to be representatives of major interests in their community. Planning Commissioners are appointed by the representative legislative body and are not elected. Rather than hire an outside firm, the Township and Village Planning Commissions chose to update/rewrite this plan tapping from the broad spectrum of volunteer talent in our community.

The Township Board and Village Council fulfill the role of implementing the plan through their legislative budgets, powers & ordinances. Therefore, with little legal authority, the Master Plan is purely a recommendation, but it is a powerful expression of the community's intentions for the future.

“Pentwater Community” Master Plan Past Development

In 1997, The Pentwater Township & Village collaborated on and adopted a single community plan with the common goal of preserving the character of the community that first drew them and others to Pentwater.

In 2003, the Community Master Plan was reviewed, and several amendments to the Future Land Use Maps were recommended and adopted, primarily in response to changes in the Municipal & Township Acts in effect at that time.

In 2008, a community-wide survey revealed that several updates were necessary and both planning commissions again collaborated on the 2009 rewrite. The community leaders and representatives engaged in the update of the 2009 Community Master Plan were dedicated to preserving the qualities that they felt made Pentwater unique and reinstalled this joint planning process.

In 2015 the Village Planning Commission produced an update to the 2009 Master Plan with a Village- only focus. This was adopted by resolution by the Village Council. The Township Planning Commission followed suit in 2016 and produced an update to the 2009 Master Plan with a Township-only focus.

The Master Plan is a powerful expression of the community's intentions for the future.

The Vision Team

Approaching the five-year review timeframe, a Pentwater Community Vision team was created in 2019 with joint participation from the Village, Township and School District.

While 2009, 2015 and 2016 Master Plans acknowledged many of the same community needs and challenges that we face today and were restated in the 2019 community assessment findings, they failed to go beyond recommending zoning amendments.

Thus, with the express purpose of reuniting under a single master plan, a community assessment was conducted. Results of the community assessment are summarized in this document and full results are compiled under the Pentwater Vision Team documents on both the Village and Township webpages.

The Pentwater Community Master Plan is intended to be a living document with annual reviews and Five-year updates as market forces and community assessments dictate in order to:

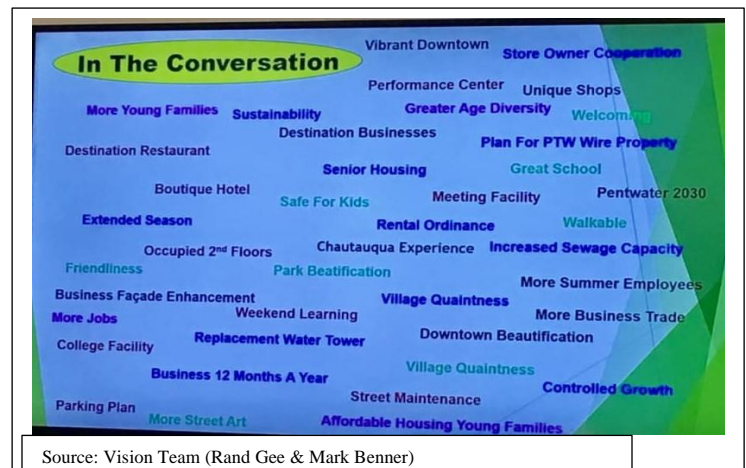
- Give guidance to property owners, developers, business investors, neighboring jurisdictions, and county and state entities about expectations and standards for public/private investment and future development.
- Provide support for the allocation and spending of public funds.
- Establish the basis for the zoning ordinance, capital improvements, land use policies, and other implementation tools and programs.
- Provide the framework for Township & Village administration’s land use policy decisions, permitting & ordinance enforcement.
- Function as a guide for all Village and Township governmental entities (e.g. library, schools, road commission, all levels of county/state/federal governance), community organizations, businesses and private citizens to work together to achieve

the goals and objectives of the broader Pentwater community.

The Public Planning Process

Because the Master Plan should reflect the values and vision of the community, engaging the public was a critical component of the community-wide planning process.

In June of 2019 the Pentwater Community Vision Team - a collaboration of Pentwater Township, Village of Pentwater Planning Commissions, Pentwater Public School District and several at - large community representatives, embarked on a process to capture our community’s values and desires from its community leaders, residents, business owners and visitors.





Source: Vision Team (Rand Gee & Mark Benner)

The Pentwater Vision Team led engagement activities for the Master Plan.

The Vision team led activities that were designed to:

- Build awareness and promote the community-wide planning process, where ongoing forums could exist for both Township & Village residents could talk about issues of mutual concern and interest.
- Encourage ambassadors to rise from among the citizenry, community stakeholders, non-profits & civic organizations in partnership to build solutions to identified community needs, and resiliency to unforeseen/adverse conditions that could affect the future of the community.

Data Collection Notes

The purpose of data collection is to form a picture of the community as it is now, compared to how it used to be. The data collected and included in the Plan relate directly to the character of the area.

Updated Census data about the population, economic, and social status of residents was collected in 2020 but due to the delays associated with the Covid-19 Coronavirus pandemic, the data in Chapter Two reflects 2020 Census data where available and/or the 2022 American Community Survey data.

Existing land use can speak volumes about past development policies. Even a cursory look at mapped land uses will present an interesting picture of how the

community has developed. For example, incompatible uses scattered throughout the community, with some close to residential uses, may be a reflection on the wisdom of past zoning and land use decisions, and could complicate planning of those mixed areas.



A well-planned community is one where residents can work, play and live.

Community Vision and Goals

The details of the Pentwater Community assessment are provided in Chapter Six - Pentwater Community Vision and Goals section of this document.





Town Hall Vision Team Workshop

The vision statement that emerged from the 2019 Community Assessment was introduced at a community-wide town hall meeting on December 16, 2019, and formed the basis for the goals and objectives that are captured in Chapter Six.

The Coronavirus pandemic introduced deep and profound changes that were non-existent in 1997 and 2009 and are still emerging.

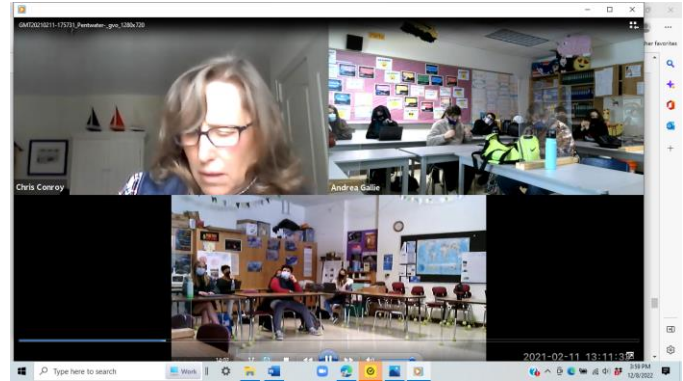
Some of these changes include remote work/telecommuting and an increased desire to work where one lives and plays, fostering a resurging desire for goods and services within our community.

Future Land Use

The land use information collected was then reviewed to determine broad land use patterns; where residential uses had expanded, where commercial uses had declined; and how public use of land had evolved.

Environmental conditions are also considered in future land use planning.

Current development regulations have served to negatively impact the communities' growth of mixed used and multi-family development which is now necessary to address the changing social and economic changes. Modifications to regulations can occur without jeopardizing our sensitive environment.



Student Interviews - Vision Inputs Feb 2021

The establishment of goals and objectives captured in Chapter Six will play an important part in determining future land use patterns. The Future Land Use map reflects these goals. In addition, future land use considers:

- environmental constraints
- uses needed in the community
- capacities of community services, and
- effects on existing land uses

A description of existing and future land uses is contained in Chapters Three-Five and Seven - Nine.

Pentwater is a thriving community in which people choose to visit, live, work, grow and play.

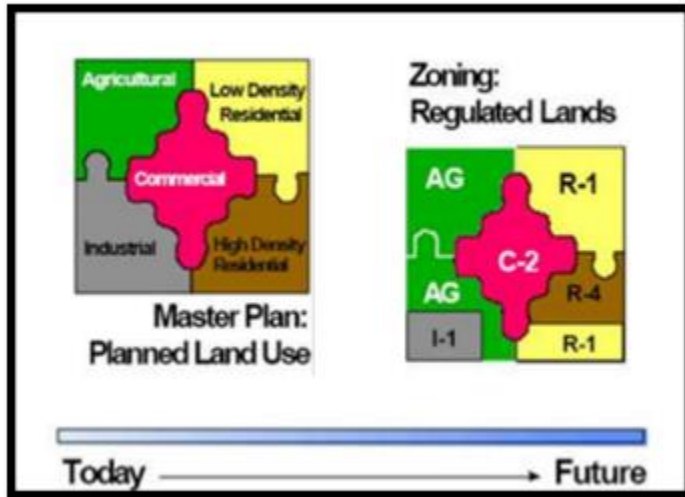
Master Plan and Zoning

The Michigan Planning Enabling Act -PA 33 of 2008 (MCL Chapter 125.3801 - 125.3885) requires that a Master Plan include a “zoning plan” that explains “how the land use categories on the future land use map relate to the districts on the zoning map.”

The Michigan Zoning Enabling Act - Public Act 110 of 2006 (MCL 125.3101 - 125.3702) codified the laws to regulate zoning ordinances and zoning districts, zoning enforcement and penalties.

Chapter Ten of this Update is the Zoning Plan, which identifies each zoning district on the Pentwater Community Zoning Map and correlates them with the Future Land Use maps found on the last pages of the Charting our Future -Chapter 9.

The relationship between the Master Plan and the zoning map of the Zoning Ordinance is a critical one.



Source: 1 - 2009 Master Plan

The Master Plan shows the intended use of land at the end of the planning period, which could be as long as 20 years in the future. The Zoning Ordinance map shows land as it is regulated to be used today. Accordingly, the two maps will normally not be identical.

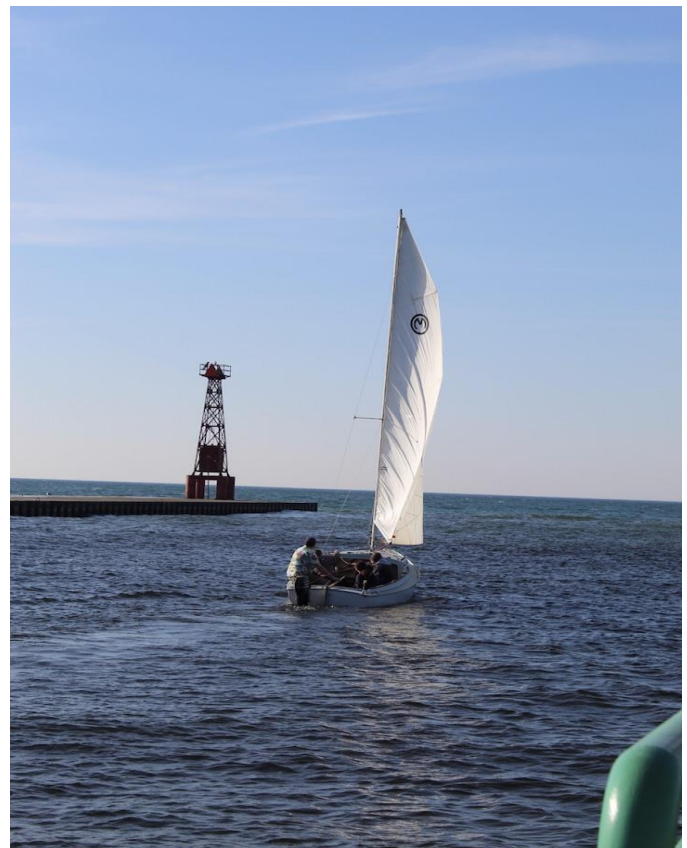
The Master Plan is a policy document; its adoption does not regulate or change the use of land. Only a change to the Zoning Ordinance can change the uses to which the land may be put or change the regulations affecting that land.

However, the Master Plan should be taken as a strong indication of the intent of the community to coordinate the Plan’s land use and the Zoning Ordinance’s designation of land into various zoning districts. Rezoning requests will normally be required to be consistent with the land use designation of the Master Plan.

Conclusion

The leaders of the Pentwater Community have a responsibility to look beyond the day-to-day zoning issues and provide guidance for land use and development through the Master Plan. A properly developed, well thought-out Master Plan can be of great value by providing tangible benefits in improved quality of life, more efficient use of financial and other resources, a cleaner environment, and an economically healthy community.

However, the value of the Master Plan is directly related to a willingness to follow its course, and diligence in keeping the plan current and relevant to today's conditions. The Planning Commissions of both the Township and the Village collaborated for the benefit of the entire community. Ambassadors within the community will make this plan come alive.



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Chapter 2 - History and Demographics

The existing conditions of the community and the landscape that we see today are the result primarily of European settlements and development trends since the mid to late 1800's

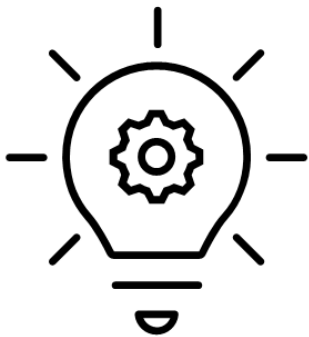
The lumbering industry and its infrastructure changed the complexion of the Pentwater Community. Many still remember the accommodations and businesses that lined our streets in the 1950's to meet the complete needs of its year-round residents. Then came the US Highway system and US31, which represented another major shift in the make-up of our community.



PENTWATER'S RICH HISTORY

Market forces will continue to shape change in the Pentwater Community in the future. These forces will not necessarily follow any plan, and that means we have two choices: undirected, accidental change in the Pentwater Community; or government-influenced free-market change which may avoid some of the undesirable impacts which might otherwise occur.

History has proven that change is inevitable.



Chapter Highlights:

- Community population is holding steady or perhaps slightly increasing.
- Recent pandemic has changed the work/life landscape for many communities, perhaps opening doors of opportunity and the possibility to reinvent our future while maintaining the community character.

Lumbering Era

Michigan was part of the N.W. territory of which several square miles along the eastern shore of Lake Michigan became Oceana County. None of this land could be sold until it was surveyed and mapped. The counties were subdivided under the Grayson Land Act of 1785 also known as “The Rectangular Land Survey System.” This system divided the land into six-mile square townships.

In 1853 E.R. Cobb and Andrew Rector built a lumber mill and a boarding house on the south end of Hancock Street.

In 1855, Charles Mears built the channel that opened the capability for lumber to be shipped to Chicago and for various cargo to be brought to Pentwater. This was the beginning of a thriving lumber/manufacturing era in Pentwater.



Photo Credit- PHS Archives

During this time, Mears built a lumber mill, a boarding house, and a store all located at the north end of Pentwater Lake east to Hancock Street; this was known as Middlesex. The Township of Pentwater was established in 1855 and the Village of Pentwater in 1867 with Middlesex included.

Lake Shore Tourism

The building of the Pere Marquette Railroad provided a new method of travel for visitors and delivery of supplies to Pentwater. G.A. Williams arrived from Chicago in 1891 and started promoting Pentwater as a tourist destination.

He planned to have a steamer passenger service between Chicago and Pentwater. He started building the Valeria Hotel, also known as the White Elephant, but left town before it was finished. It burned down in 1929.



In 1920 Carrie Mears, daughter of C. Mears, donated the property which became Charles Mears State Park.

Eventually, the lumbering operations, manufacturing facilities, and commercial fishing died out while Pentwater kept growing as a vacation destination.

During this same timeframe, the booming automobile industry was taking off and the concept of the West Michigan Pike was developed and constructed between 1911 and 1922 as one of the nation’s first “tourist” roads, designed specifically to bring vacationers from Chicago to Michigan’s West Coast to escape the sweltering summer heat of the “Windy City.”

A full-blown tourism industry with lodging, restaurants, and attractions grew along the West Michigan Pike and flourishes to this day.

Post World War II

After WWII when the Veterans returned home, many wanted to live in the Pentwater area. Some were able to find work locally, but even before the US 31 freeway was established between 1975 and 1989, many commuted to Ludington, Whitehall, Montague, and Muskegon where jobs were available.

One of the effects of this was almost every block in the Village of Pentwater had families

who stayed year-round, and their children attended the Pentwater School.

Many still remember the 1950s when Pentwater had at least four gas stations, two bakeries, a drug store, a lumber yard, a hardware store, a movie theater, a full-service, year-round grocery, appliance store, dry cleaners, and daily bus service to Grand Rapids, a town doctor and dentist, and Ester Hodges Dempsey presiding at the information booth at the top of the Village Green.



Photo Credit- PHS Archives

There was a hotel with fine dining and at least two manufacturing companies.

Summer visitors were often families who stayed for weeks or the entire summer at houses in town or near the beach. Many families came for generations. "Short-term rentals" in the Township were limited to what was known as Rickel's Tourist Court (now the Pines Motel) near the Township Cemetery.

Much of what existed then is gone but some still exists. The Pentwater Civic Band still plays on Thursday nights on the Village Green during the summer; Snug Harbor and the Pentwater Marina still host local and visiting boaters; the churches are still here; the buildings on Hancock Street are largely unchanged although most of the tenants are different; and parking is easy ten months a year and challenging for two.

Housing varied from single family homes to mixed use buildings where families lived over shops, helping to limit automobile traffic and embracing a walkable community.



From 1969-1973 The construction of the Ludington Pumped Storage Facility also brought many families to the community.

This resulted in people renting homes, attending the school, and some making Pentwater their permanent home.

Even in the 100 years between 1870-1970, sometimes dubbed "Pentwater's Golden Century." it functioned as a self-sufficient, year-round community and it invested in its streets, commercial buildings, churches schools and infrastructure.

A Current Snapshot

Approximately 41 percent of homes in the village are used as secondary residences or vacation rentals. Since 2005, the number of homesteaded properties has remained stable at just under 400 as of 2022. Of the homesteaded properties, fewer are occupied year-round.

This housing scenario impacts the downtown business vitality. Many of the service-related businesses are gone. The downtown area now includes many art, gift, clothing shops, restaurants & bars. Some things, however, have not changed. The churches, lodging facilities, township library, post office, and school remain active.



Photo credit: Pentwater Chamber

Pentwater continues to grow as a popular vacation destination. Folks come to enjoy Pentwater’s atmosphere and natural resources. Pentwater continues to strive to maintain a sense of community working to keep it a great place to live.

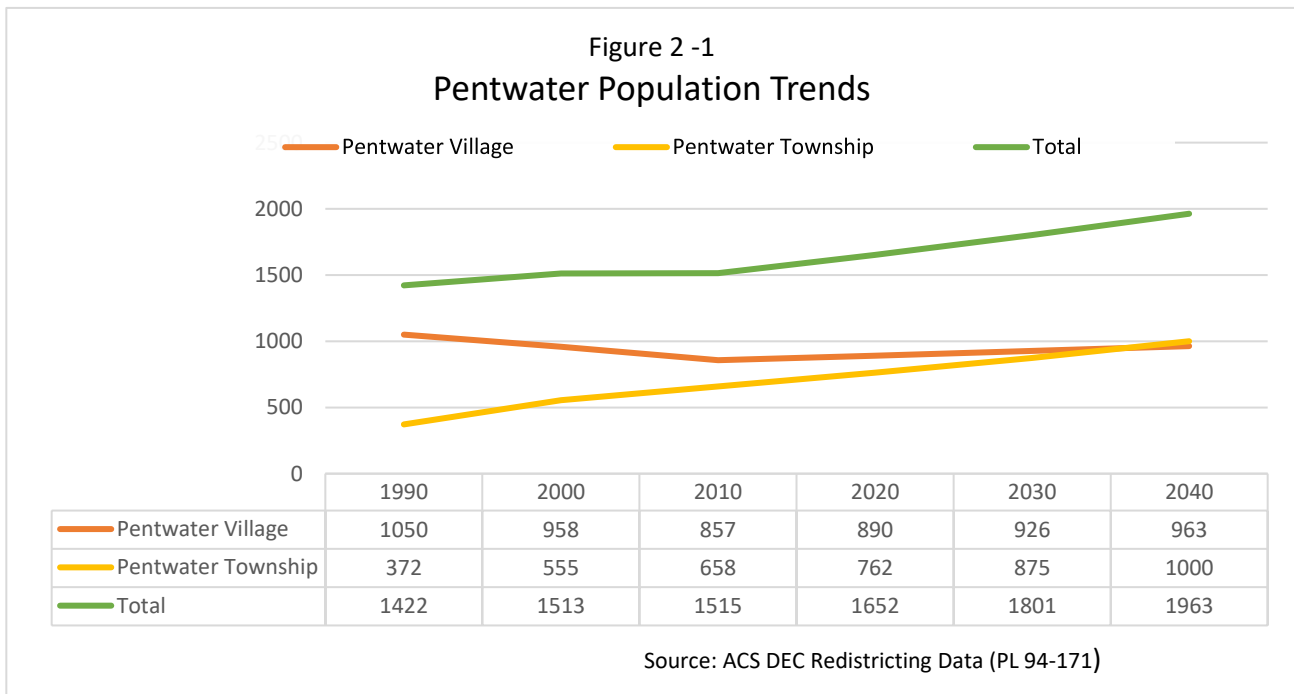
Population Trends

In 2009, The West Michigan Shoreline Regional Development Commission estimated that by 2020 Pentwater Township would have a population of 1961, and Pentwater Village would have a population of 1236.

The 2010 Census captured a population of 857 in the Village and 1515 in the Township with the 2020 US Census shows a growth of 4% in the Village to 890 and 9% Growth in the Township to 1652. See Figure 2-1. Projections in the future are based on conservative projections consistent with 2010 - 2020 growth.

It is important to note that these population figures reflect year round residents only and do not account for the effects seasonal residents have on Pentwater’s population.

As Figure 2-1 indicates, however, that population growth has taken place primarily in the Township.



Population of our neighbors

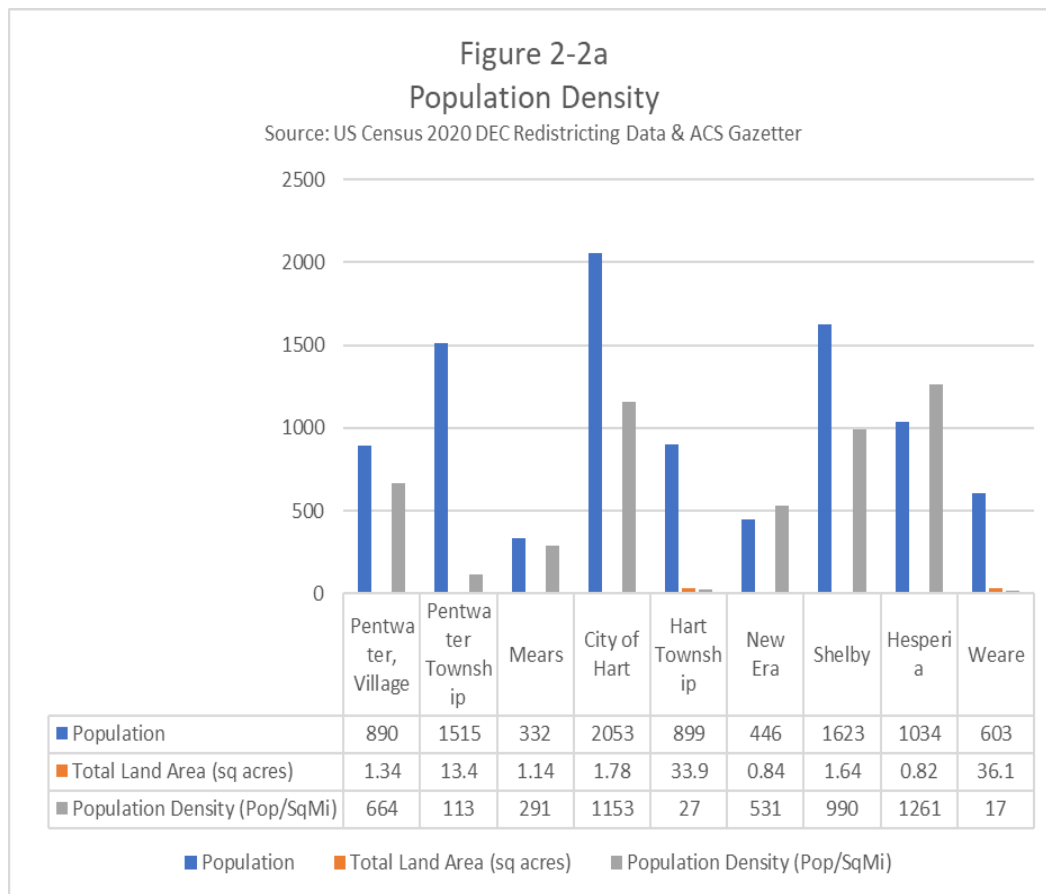
Figure 2-2 illustrates the population change of our neighbors from 2010 to 2020.

Population density (Population per square mile) is timely and relevant to this Master Plan.

The Village of Pentwater currently has a population density of 655, and Pentwater Township has a population density of 127. Figure 2-2a illustrates our community’s density versus our neighbors.

	2010 Population	2020 Population	Percent Change
Pentwater Community	1515	1652	0.9
Oceana County	27029	26545	-1.8
Golden Township	1469	1654	12.6
Hart City	2101	2118	0.8
Hart Township	2045	1668	-18.4
Weare Township	1320	1435	8.7
Mason County	28715	29062	1.2
Ludington	8166	8081	-1.0
Summit Township	922	1081	17.2

Source: 2010 & 2020 ACS 5- Year Estimate US Census.gov

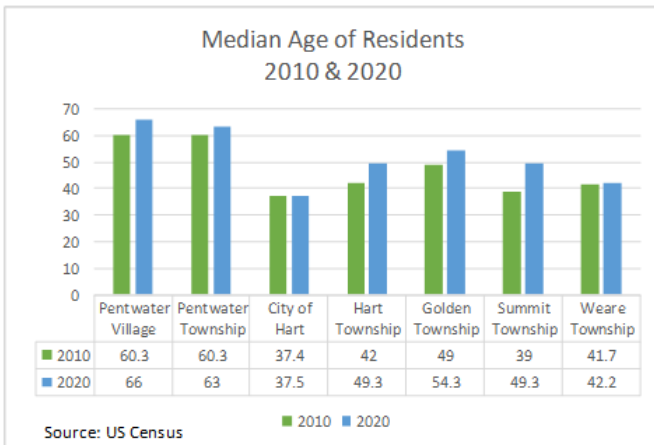


Age Characteristics

The age characteristics of Pentwater residents assist in indicating economic, transportation, recreational, education, and other community needs. By examining the demographic mix of residents, Pentwater can better plan for community services and amenities. Median age (Figure 2-3) can provide a general gauge of the age of residents, while a breakdown of ages is useful to gain a better sense of the needs and desires of the population.

Corresponding to the community’s identified desire for aging in place housing and adult care services, the 2020 US Census median age of residents in the Village of Pentwater is 66 and Pentwater Township is 63, in comparison to our neighboring municipalities of Weare Township with a median age of 42, City of Hart with 37.5, Hart Township with 49, Golden Township with 54, Summit Township with 49.

Figure 2-3 Median Age of Residents



Future Age Demographics

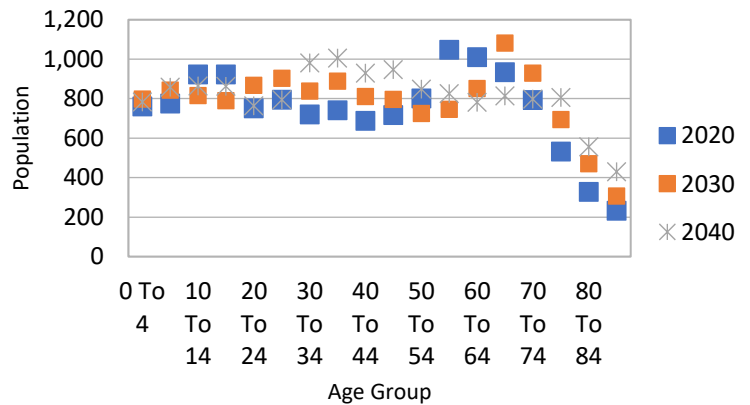
Over the coming years, the high-income earning ages of 40 - 55 will be growing as baby boomers age out of the workforce.

While the age shift at the county levels is reflective of the national trend of a generally aging population as the baby boom generation matures and improvements in medical technology help people live longer, the greater increase in median age for reflects both population stability and the community’s desirability as a retirement destination.

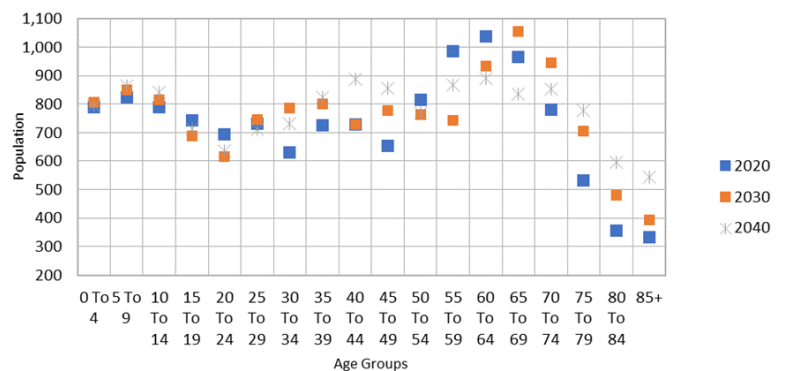
As shown in Figure 2-4, the largest population segment is tied amongst three age segments, 55 to 70 for both men and women. Source:

<https://www.wmdashboard.org/dashboard>

Figure 2-4 Oceana County Male Population by Age Groups



Oceana County Female Population by Age Groups



Educational Attainment

Combined, over 90% of Township and Village residents have a high school diploma and over a third of residents have a college degree, as illustrated in Figure 2-5. These numbers have increased since 1990 when only 85% of residents had a high school diploma and less than a quarter had a college degree. Figure 2-5 also illustrates the changes in educational attainment for Pentwater residents in the five years between 2015 and 2020.

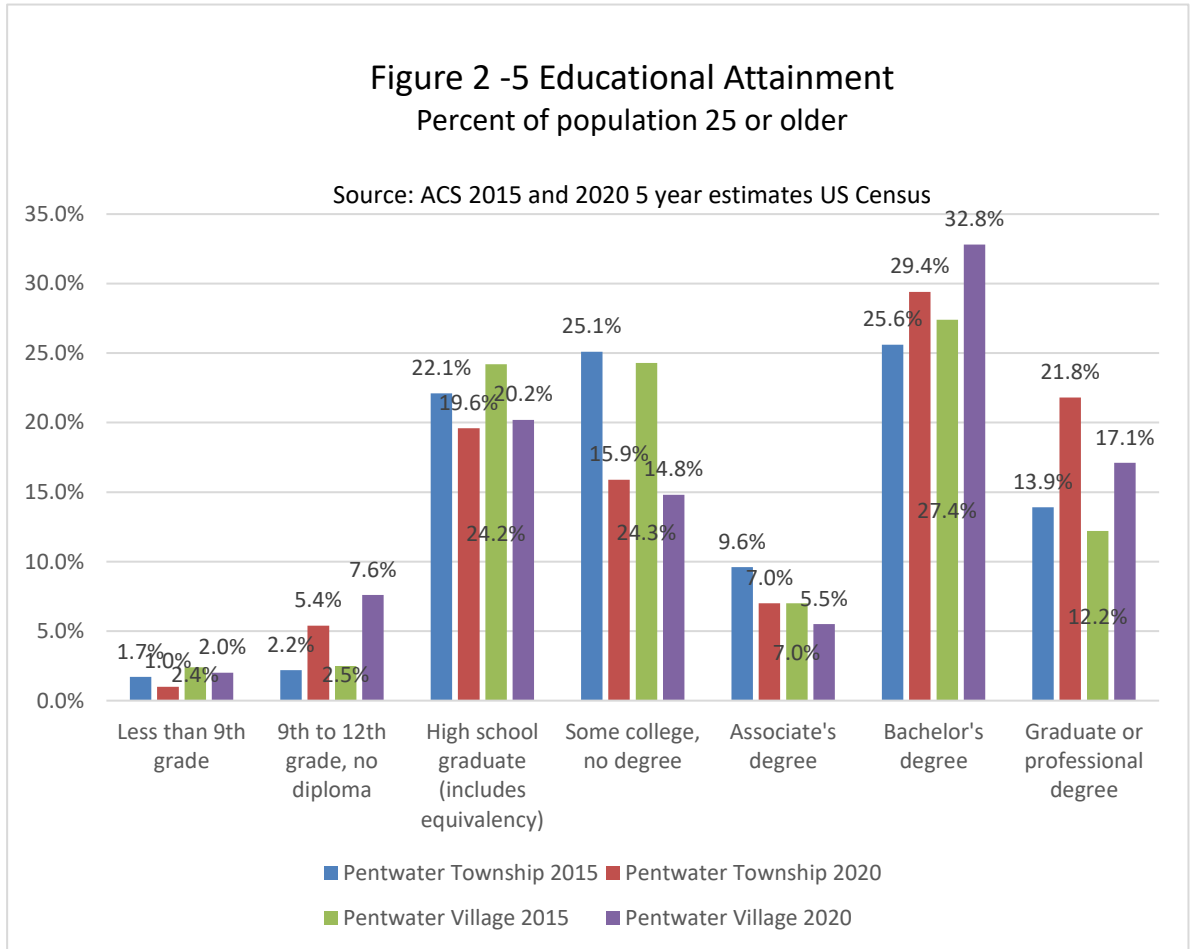
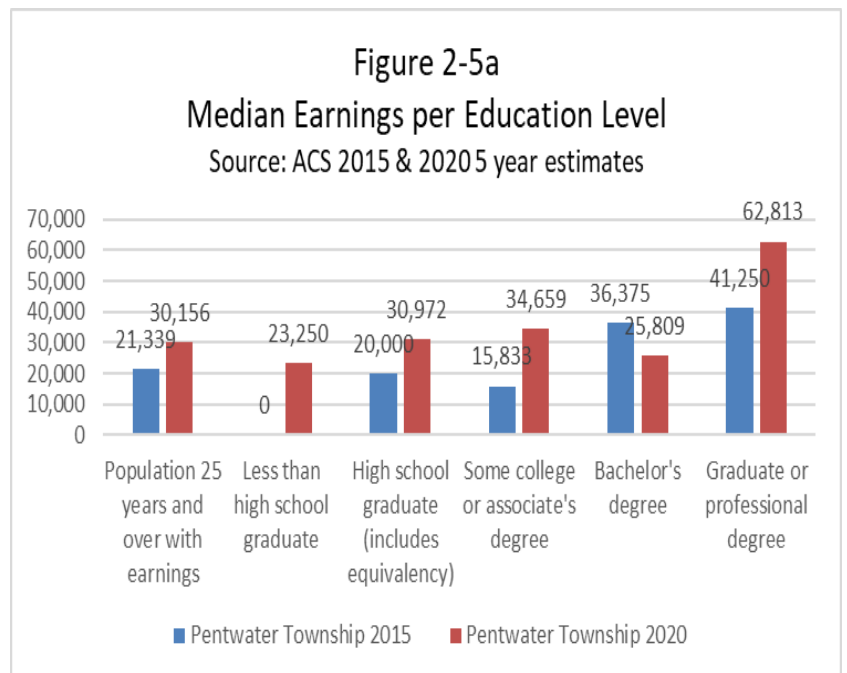


Figure 2-5a captures median earnings at each educational attainment level.

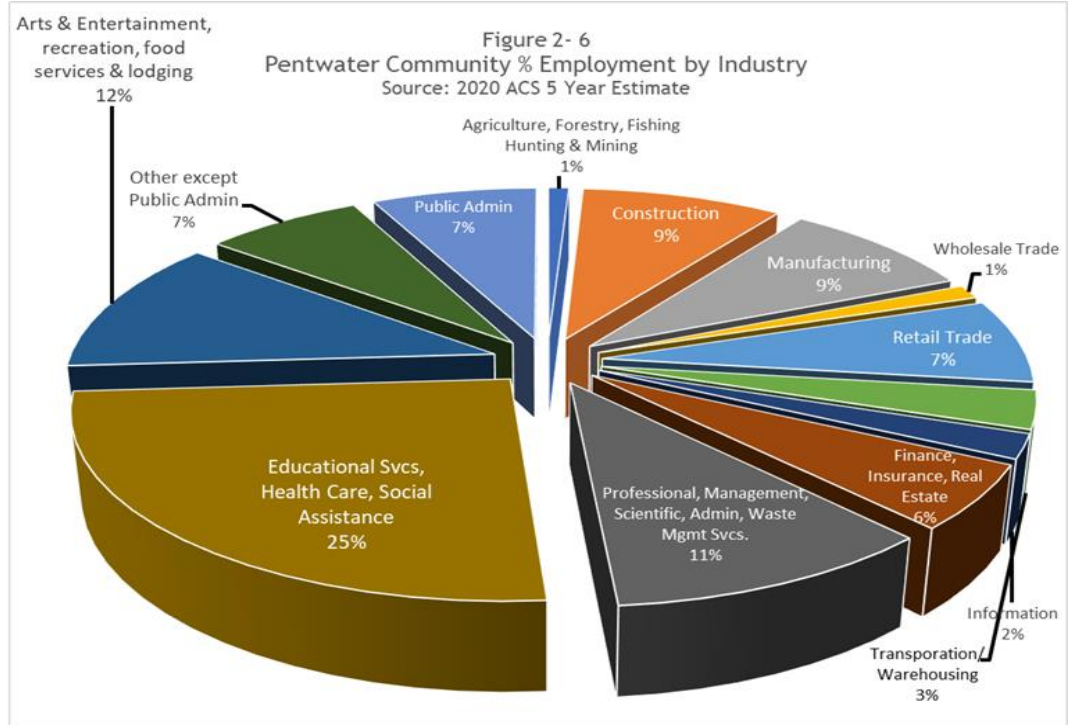


Employment

There are two important factors to consider when evaluating the employment characteristics of the Pentwater Community.

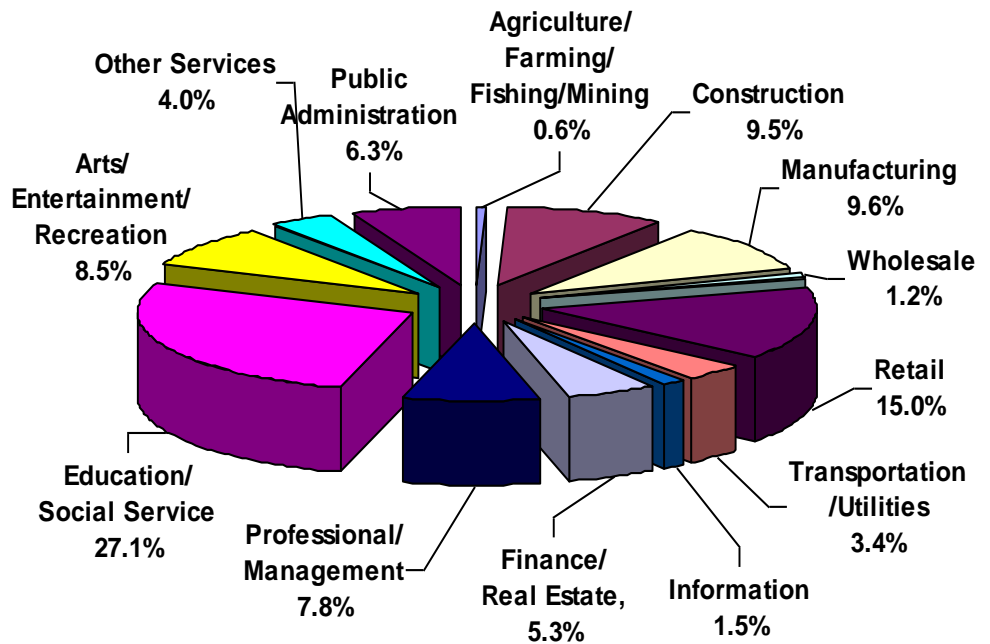
First, it is important to review the *employment by industry* that identifies the types of jobs Pentwater residents have.

Second, it is useful to know the *occupation* breakdown of the population in order to establish the experience and employment specialization of residents.



Figures 2-6 and 2-6a provide 2020 and 2000 US Census information relative to *the types of industry* that employ Pentwater residents.

In 2000, Education, Social Service, Healthcare and Retail jobs were the predominant employers, accounting for nearly 42% of residents. Nearly 20% of the population was involved in construction or manufacturing industries, while another third of the population are involved in professional, real estate, finance, information, or public administration industries.



Source: US Census Bureau, 2000

In 2020, Arts, Entertainment, Restaurants & Lodging rose from 8.5% to 12% and Professional/Management rose to 11% while Retail fell from 15% to 7%. Education, Social Services & Healthcare remains the highest percentage of employment at 25%.

Figure 2-6a

Occupational Characteristics

The 2019 ACS 5-year estimate of occupational breakdown for Pentwater as shown in Figure 2-7 provides insight into the skills, expertise and training of Pentwater residents. This affirms Pentwater’s high proportion of residents with advanced education.

This information can be useful in developing economic development programs since these strategies can draw upon the work experiences of its citizens.

The highest-ranking categories are managerial and professional jobs, accounting for nearly half of residents while sales and office jobs employ over a quarter of the population.

Figure 2 - 7 Employment by Industry in the Pentwater Community (591)

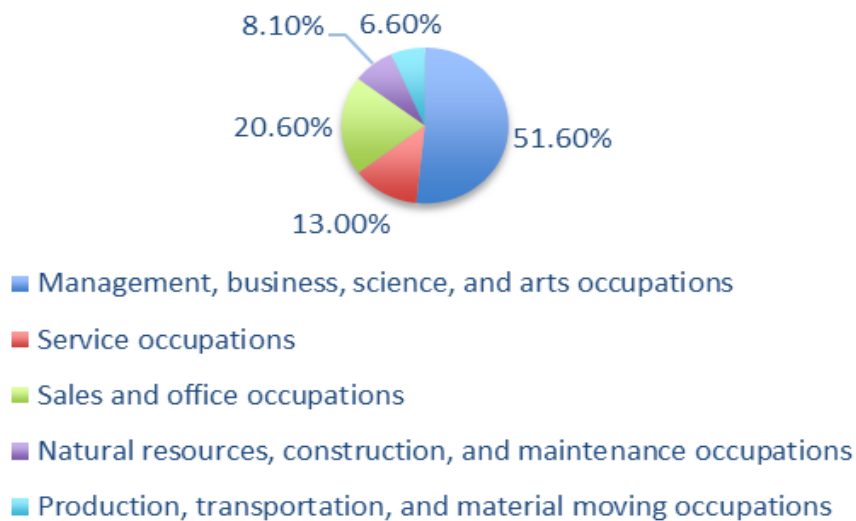


Figure 2 - 8 Mode of Transportation to Work (Source: 2020 ACS 5 Year Estimate)

	Golden Township	Hart Township	Weare Township	City of Hart	Pentwater Village	Pentwater Township
Car, truck, or van - drove alone:	483	618	473	658	191	446
Car, truck, or van - carpooled:	97	12	79	86	16	51
Public transportation (excluding taxicab):	0	13	0	0	0	0
Walked:	23	11	3	68	11	11
Taxicab, motorcycle, bicycle, or other means:	7	0	0	5	4	4
Worked from home:	38	27	28	27	36	79
Total:	648	681	583	844	258	591

Pentwater includes a mix of workers that live close to work and those that commute to outside locations. The average drive time to work for a Pentwater resident is between 16 to 20 minutes which is lower than Oceana County and Michigan averages, which average commutes that are closer to 25 minutes, according to 2019 ACS data.

Pentwater includes a mix of workers that live close to work and those that commute to outside locations.

Most residents travel to work using their own vehicle. Figure 2-8 shows that in 2020 about 75% drove alone to work, while roughly nine percent carpooled. These percentages have not changed in 20 years.

Just over eight percent of residents worked from home and another five percent walked to their place of employment outside the home. The remainder is some other mode of travel.

Statistics on commute time over the past several years illustrate that men are more likely than women to work from home or have a five-minute commute time when living where they work.

Income

The median income is the income amount where half of the households are earning more, and half are earning less.

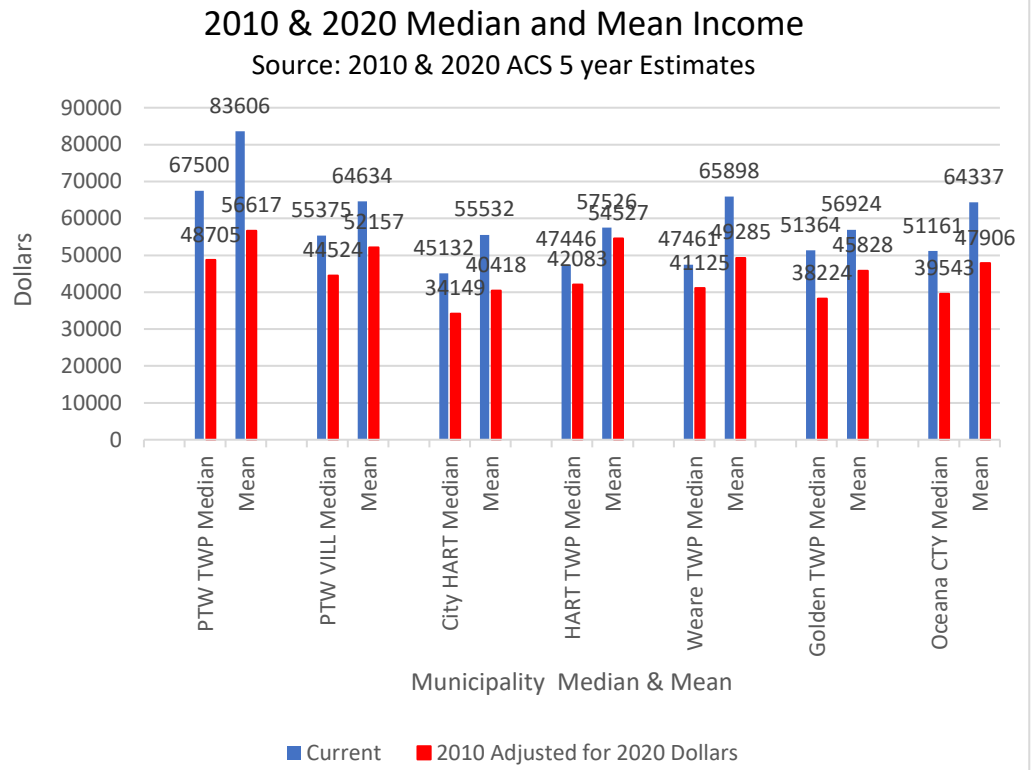
Median Household incomes in Pentwater Township are among the highest in the county. They are slightly higher than the state median income of \$59,584.

The median income for 2019 ACS 5-year estimate was \$65,712.

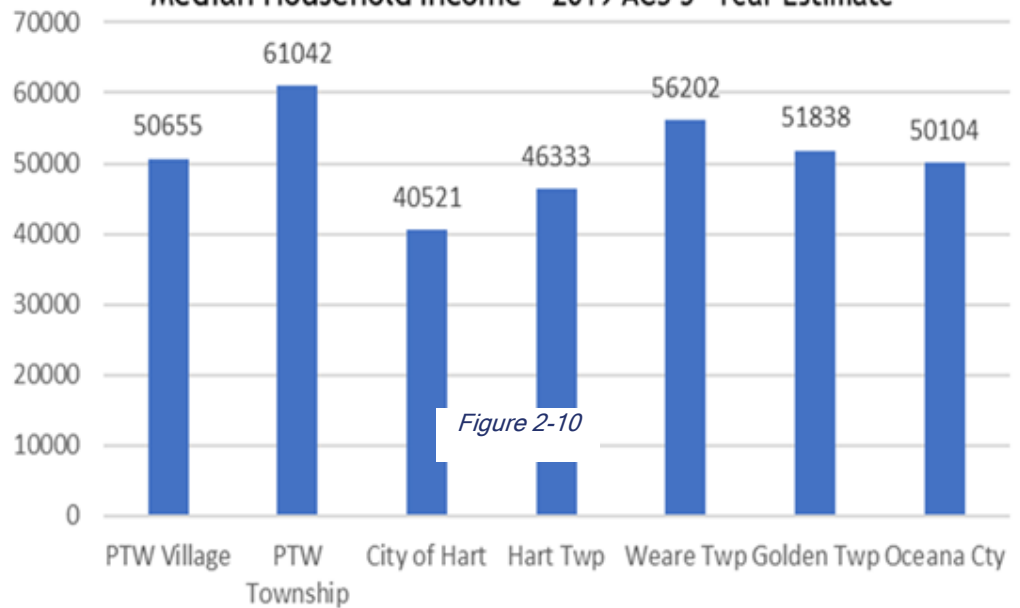
Figure 2 - 9 illustrates 2010 and 2020 median and mean income levels in constant dollars.

Figure 2-10 shows the 2019 median income for households in Pentwater and neighboring communities.

Figure 2 - 9
Pentwater Communities & Neighboring Municipalities



Pentwater Community & Neighboring Municipalities
Median Household Income - 2019 ACS 5 -Year Estimate



Computer & Internet Characteristics

Figure 2 -11 is a 2020 snapshot of the number of households in the area with computers vs those without computers.

Percentages in Pentwater Township and the Village of Pentwater are slightly higher than Oceana County numbers overall.

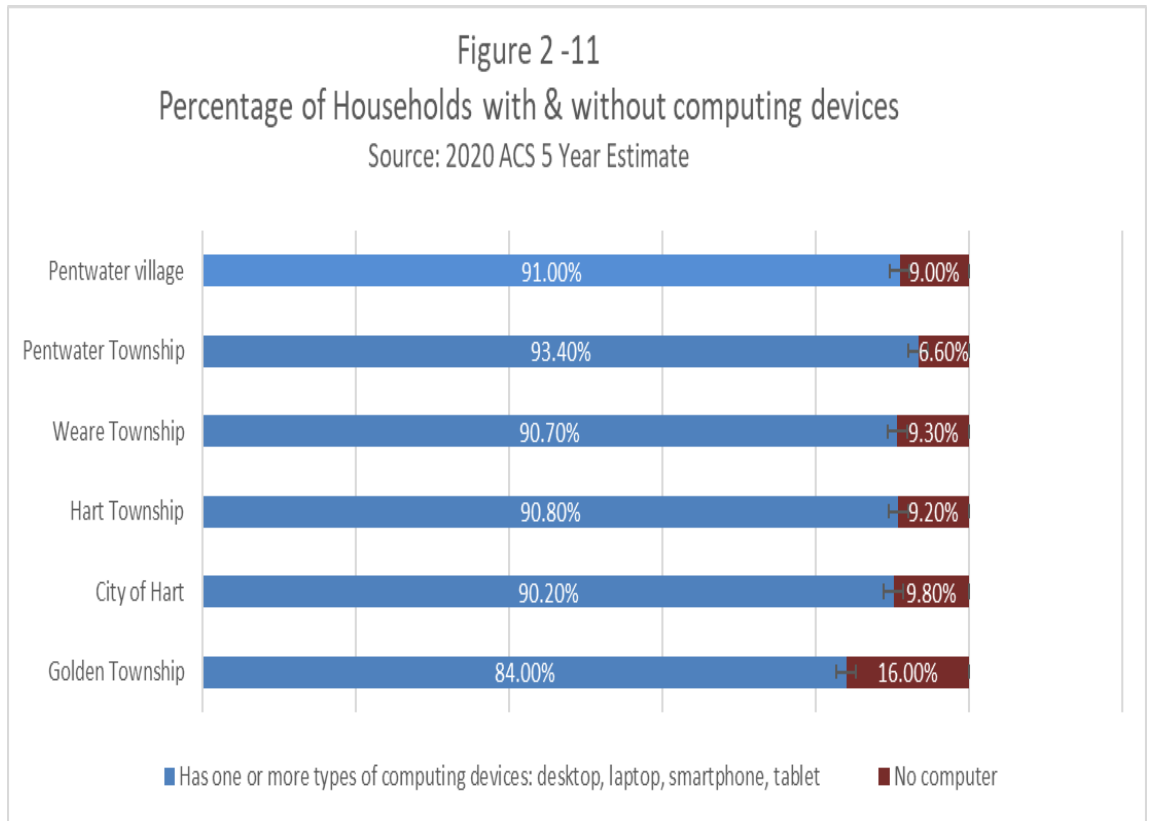
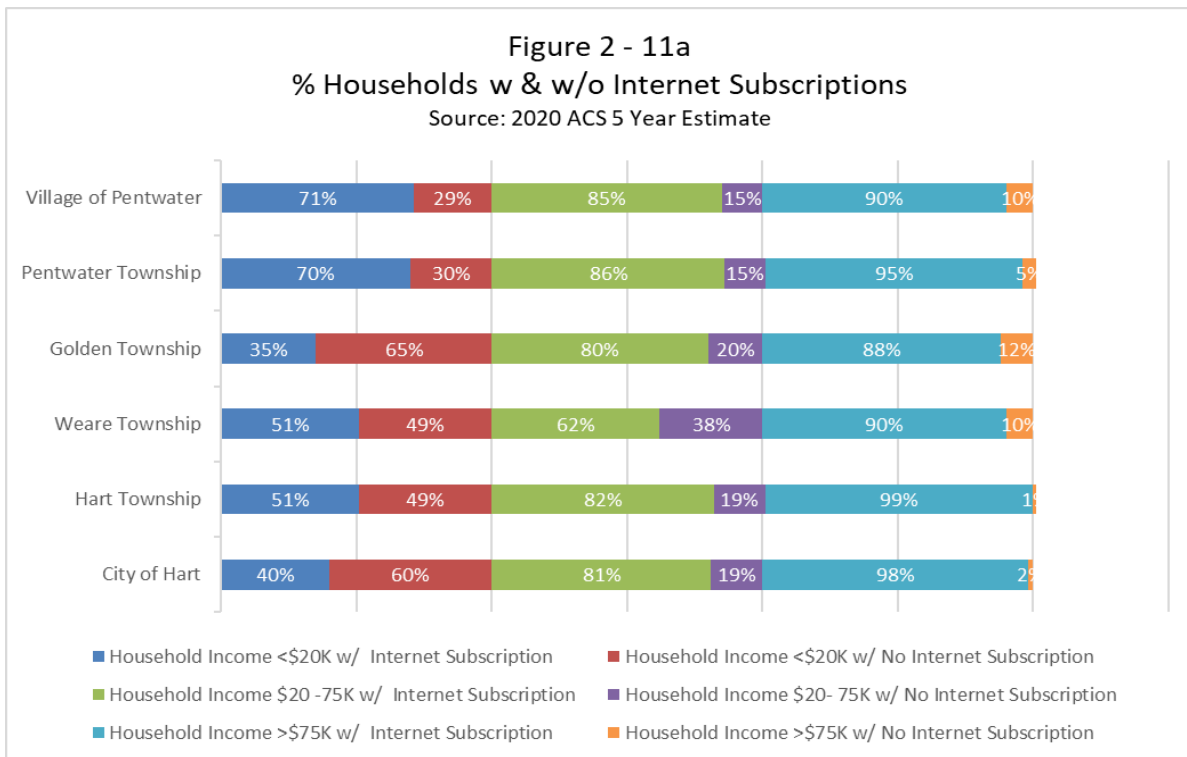


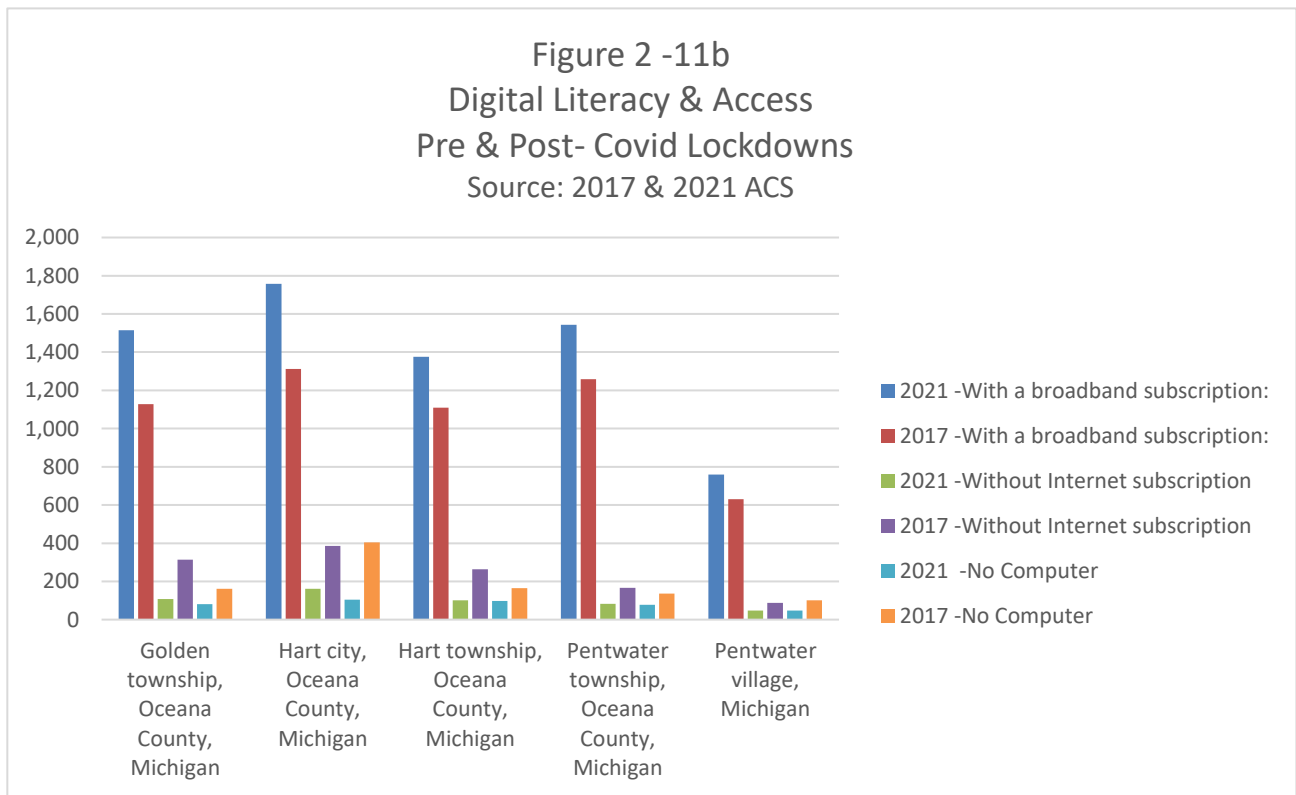
Figure 2-11a shows the percentage of households in Pentwater and surrounding communities with and without internet subscriptions.

While this Master Plan is a land use document, our legislative bodies can assist Internet Service Providers to bring needed internet to unserved and underserved households by easing or waiving permits, and right of way easements.



The lockdowns associated with the Covid-19 pandemic enhanced our community’s need for accessible and affordable high-speed internet. This figure demonstrates that it is important to monitor the trends of commute time and households with internet & computers to determine public habits and desires among changes in the workplace.

Figure 2-11b further demonstrates the impact of Digital access growth pre and post Covid lockdowns in Oceana County.



Household Characteristics

A “Household” refers to the people who are living in a housing structure and a “Housing Unit” describes the actual structure in which residents live.

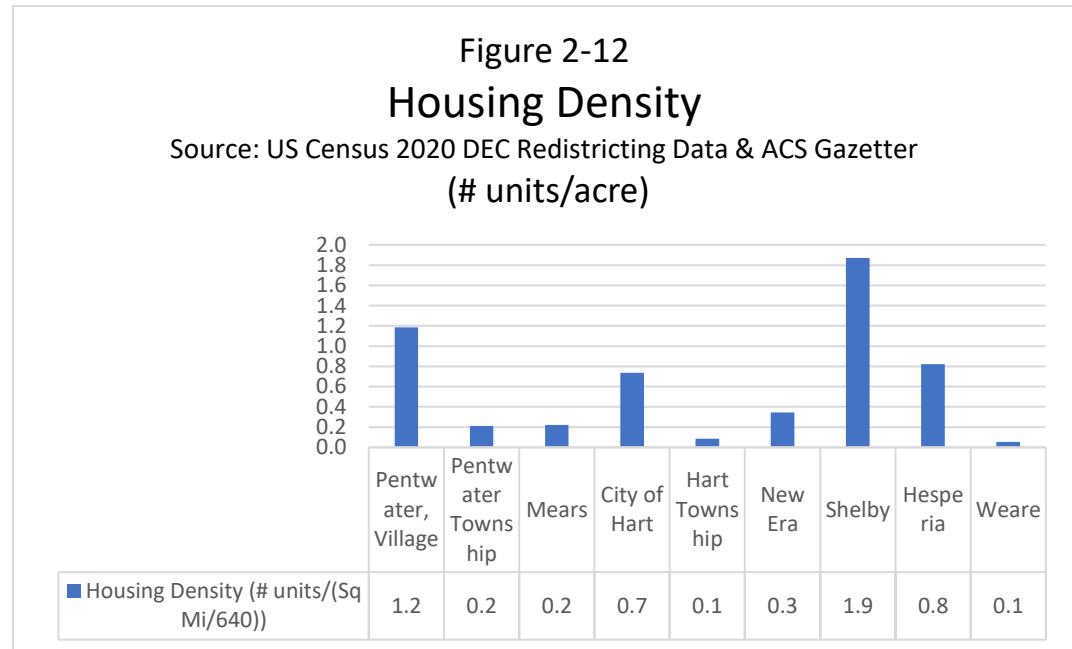
This section focuses on both sets of data and a combination that can provide insights into the quality of the households within the Pentwater Community.

Much of the housing growth (building and zoning permits) in the Village has resulted in renovation/remodeling of many of the 1860's homes bringing a sense of revitalization to the village.

The population has been on the rise from 2010 to 2020. However, for the Village of Pentwater, the average number of persons per household has steadily decreased from 2.12 per household in 2000 to 1.90 in 2019. The average number of persons per household in Pentwater Township has remained constant at 2.06.

These figures are significantly lower than the 2.53 persons per household for the county and 2.47 for the state. The lower number of persons per household for Pentwater reflects the higher median age, the fewer numbers of families in the lower age ranges, reflective of the national trend toward fewer children per household.

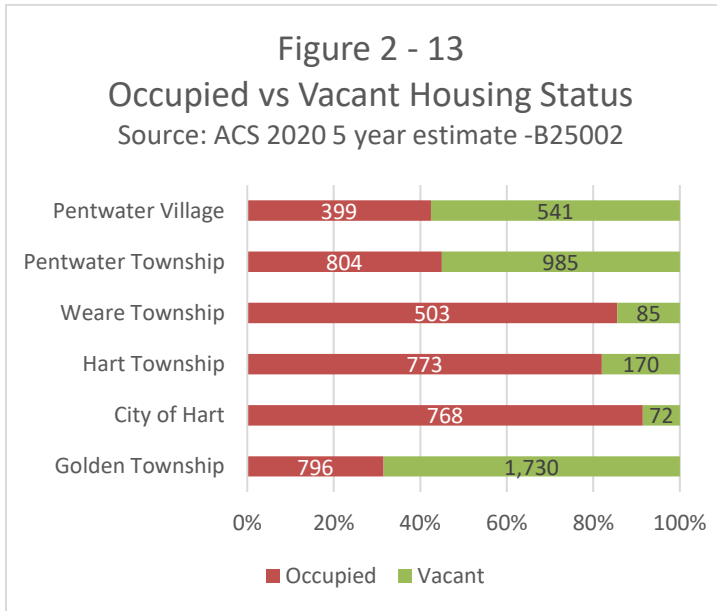
As shown in Figure 2-12, housing density (number of units per sq. mile) is greater in the Villages/Cities than in the Townships.



Households in Pentwater are predominantly single family detached homes, accounting for nearly 90% of all households.

Multiple family units, including attached dwellings, duplexes, townhomes, and apartment complexes account for another 8% and a single manufactured home park accounts for 2% of dwellings in the Pentwater community.

Housing Occupancy



As stated in the 2009 Master Plan, seasonal housing in Pentwater was 45-48% of the total number of housing units, and significantly higher than the county average of 27%. US Census 2020 figures for both Pentwater Township and Village of Pentwater shows vacant (seasonal) housing exceeds 50% (See figure 2-13). This high percentage was and is due in part to the accessibility of Lake Michigan and Pentwater Lake shorelines as well as the related recreational opportunities which attract seasonal residents.

Housing occupancy is defined by occupied housing units and is broken down by owner-occupied (homesteads) or renter-occupied. This information has implications on the quality of housing, maintenance of housing, and the number of transient residents.

Of the 1827 housing units within the Pentwater Community, 38% have a Principal Residence Exemption (PRE), and fewer than half are occupied year round (either owner occupied or long term rentals). The number of **occupied** housing units is the same as the number of households.

Homesteads

As mentioned earlier, housing units are also defined as structures such as a single-family detached home, apartment or mobile home park where a person or family lives separately from other residents.

A housing unit is vacant if no one is living in it at the time of the census interview unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a permanent residence elsewhere. "Vacant" includes seasonal, short-term rentals and unoccupied properties. Short term/ weekly rentals are predominantly summer rentals as many units were built as summer cottages and not designed nor insulated for year-round use.

Oceana County overall has 11,000 parcels (taxable properties), and 45% of those are homesteaded (principal residence). According to tax assessing records, there are 1,011 vacant residential properties in Pentwater Township (includes the village). There are 1,827 improved residential parcels in the whole Township:

- 959 in the Village with 354 of the 959 are listed as a principal residence (36%).
- 868 in the Township with 339 of the 868 are listed as a principal residence (39%).

The Village has created a short term rental ordinance registration within its code of ordinances with a public safety intent. The number of short-term rentals has been limited to 100.



Age of Housing

The age of housing provides an indicator of the quality, character, and maintenance needs of Pentwater’s housing stock.

About half of the homes in the Pentwater community are over 60 years old, having been constructed before 1959 (See Figure 2-14). This older housing stock lends itself to higher maintenance costs and often times provides limitations in terms of expansion and modernization to keep up with modern preferences and lifestyles.

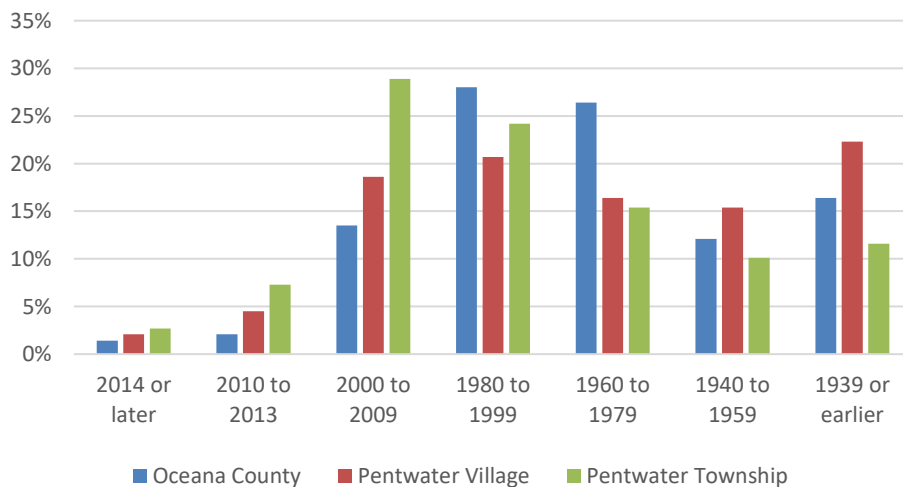
Reinvestment in the housing stock is important to the overall quality of housing stock in Pentwater.

Recently, Pentwater has seen a surge in zoning & building permits for new construction and renovations. In 2020 & 2021, 92 zoning permits were approved in the Township and 92 zoning permits in the Village.

While Pentwater does not have a Historic Preservation program to recognize preservation of older homes, other than historic markers noting 1860 era homes in selected neighborhoods, home buyers have tended to renovate homes over demolition.



Figure 2 - 14
 Year Structure Built
 (% of Homes)
 Source: 2019 ACS





Rental Units

With regard to the percentage of renter households to total households, 21% of housing units in the Village of Pentwater are rentals with median monthly rentals of \$688 with 94% paying extra for utilities.



79% of the housing units are owner-occupied per the ACS 2020 Five- Year Estimates.

Neighboring communities' percentages are:

- Golden Twp has 10% rental homes with median monthly rental costs of \$577 and 90% owner occupied homes;
- Summit Twp. has 11% rental homes with median monthly rental costs of \$813 and 89% owner occupied;
- Weare Twp. has 13% rental homes with median monthly rental costs of \$826 with 74% paying extra for utilities, and 87% owner occupied.
- Pentwater Township has 14% rental homes with median monthly rental costs of \$707 with 96% paying extra for utilities and 86% owner occupied.
- Hart has 44% rental homes with median monthly rental costs of \$613 with 81% paying extra for utilities, and 56% owner occupied.

Subsidized housing units

There are 12 one-bedroom units and 12 two-bedroom units within the Village of Pentwater.



Group Quarters

Group quarters are a place where people live or stay other than the usual house, apartment, or mobile home. Two general types of group quarters are recognized:

- institutional (for example, nursing homes, mental hospitals or wards, hospitals or wards for chronically ill patients, hospices, and prison wards) and
- noninstitutionalized (for example, college or university dormitories, military barracks, group homes, shelters, missions, and flophouses)

Group quarters may have housing units on the premises for staff or guests. The Village of Pentwater has one adult home. The Village of Pentwater also has one Bed & Breakfast (B&B) Inn.

Housing Value

In 2000, housing values for the Pentwater Community, Oceana County, and the state roughly doubled since 1990. According to the 2019 American Community Survey data, The value of homes in the Pentwater Community continue to rise.

Pentwater Township and Village median home values are \$256,400 and \$247,400 respectively, vs \$128,600 and \$126,200 as captured in the 2000 US Census, and as compared to median values in:

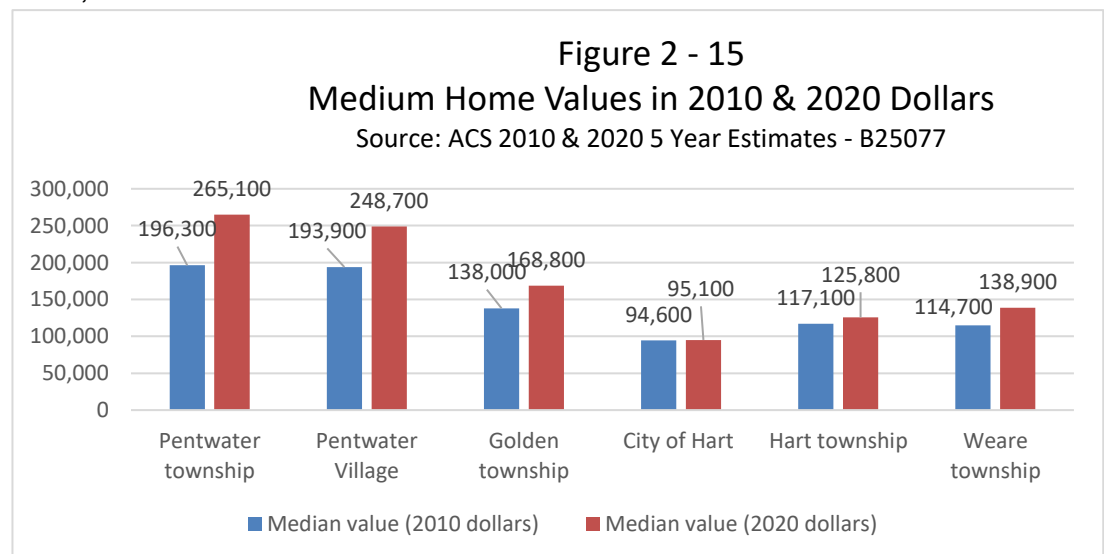
- Oceana County at \$84,600,
- Weare Township at \$151,300,
- Golden Township at \$163,500 and
- Summit Township/Mason at \$170,000



Values for the Pentwater Community were significantly higher than the County as illustrated in Figure 2-15.

The value of housing reflects the strength of the market; the types of homes based on factors such as size and quality, and the overall appeal of Pentwater. High value homes are also commonly associated with desirable lakeshore property.

Housing values are likely to remain fairly consistent, if not increase, during the next couple of years due to the attractiveness of West Michigan economy and lifestyle.



Pentwater Public School District - Kindergarten through 12th Grade

Pentwater Public School (PPS) is a public school with a private school feel.

- Small size/small group institution - Avg. 16 -18 students per classroom.
- Single building district.
- Strong relationship with students, families and the Community.

The school's mission is "to provide an environment that encourages each child to succeed both academically and socially as a member of their community". This mission is achieved by providing a well-rounded primary and secondary education.

The school's academic achievements and standards are strong and competitive with others in the tri-county area and the state.



Athletics and extra-curricular activities are also a very important aspect of the educational process due to their capabilities to foster teamwork, healthy lifestyles, competition and time management training among students.

PPS's STEM program has transcended to a STEAM Program (Science, Technology, Engineering, Arts and Mathematics) with the growth of Robotics, Coding & Forensics programs.



Its Art program is second to none in the region in part because of the connection with the Pentwater Arts Council and the Artisan Center next door. Existing art classes partner with the Artisan Center a couple times a year by sending students across the way to learn things like weaving, painting, pottery and some woodworking/carpentry skills.

Currently lacking is the ability to hire a qualified/certified teacher in industrial arts to leverage the Artisan Centers' woodworking assets. In order to associate more formally with the Artisan Center and leverage its assets, the PPS should pursue the acquisition of an Industrial Arts teacher.

Utilizing government and industry grants, as well as partnerships with local community colleges or the establishment of a Marine Institute which could enhance opportunities in trades vocations.

Community Support

While people perceive that Pentwater is an affluent community many do not know or realize that we have roughly a 50% free and reduced lunch population. The adage “It takes a Village” is alive and well as exemplified by the school’s great relationships with the community’s social clubs and non-profits, such as the Pentwater Women’s Club, Pentwater Service Club, Garden Club, National Honor Society, Pentwater Rec Program, VFW, local churches and the Food Pantry.

West Shore Connection

PPS’s connection with West Shore Community College is strong, with many juniors and seniors taking advantage of Career and Technical Education programs including building trades (See comments above), law, culinary arts, agriculture through the Educational Service District, and mechatronics. Transportation is provided by buses and personal vehicles.

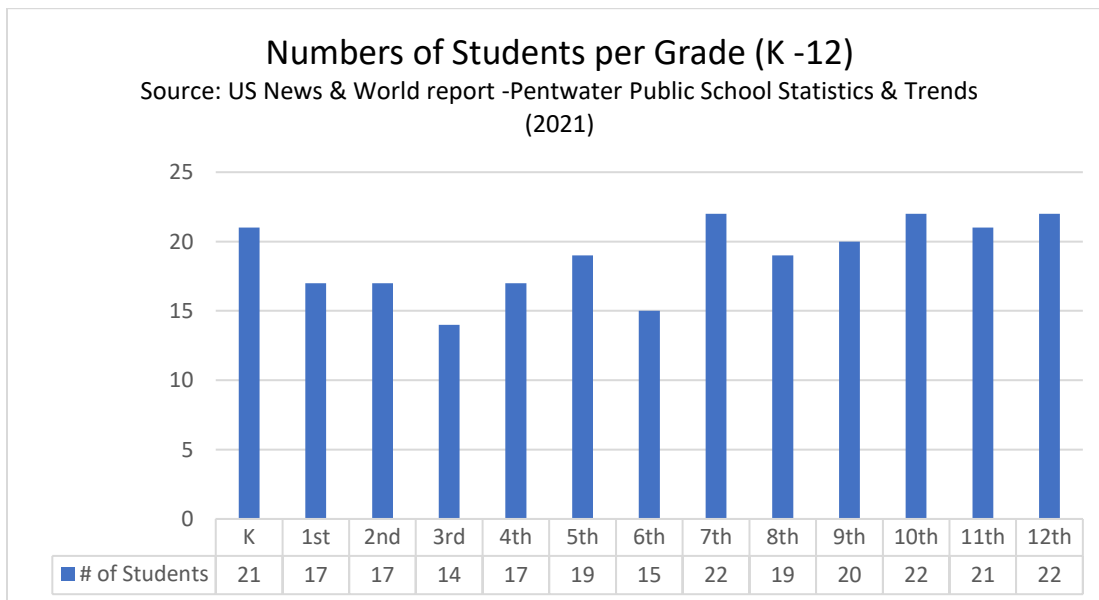
The K-12 Music & Band Program continues to grow and improve, performing throughout the Village at public and private events several times a year.

Current School Facility

- A recent facility assessment identified necessary updates. Three Bond proposals (\$23M in November 2021, \$10M & 6M in November 2022) have thus far failed to pass.
- The Community Survey/Visioning Assessment revealed that there is broad support for an auditorium/community theatre, enlarged gym & outdoor track.
- In 2022, Pentwater PPS sent seven qualifiers to the State Championship in Cross County and Track/Field!
- A backup electrical generator if funded & installed could also allow the school to become an emergency shelter.

Source: <https://www.publicschoolreview.com/>; <https://www.niche.com/k12/d/pentwater-public-school-district-mi/rankings/>;

Students by Grade



Per Niche.com Pentwater Public School District is an above average public school district. It has approximately 240 students in grades PK, K-12 with a student-teacher ratio of 14 to 1

- According to state test scores, 52% of students are at least proficient in math and 67% in reading.
- Districts with the Best Teachers in Michigan - 87 of 562.
- Best School Districts in Michigan - 119 of 556.

Minority enrollment is 16.3% of the student body (9% Hispanic/Latino, 6.5% 2 + races, 0.8% Black/African American), which is lower than the Michigan state average of 34%. Overall, 52% of the students are female; 48% are male.

National Recognition for PPS

Per the US News & World Report, Pentwater Public School is ranked 9,263 out of 17,843 high schools in the National Rankings. Schools are ranked on their performance on state-required tests, graduation and how well they prepare students for college.

Read more about how we rank the Best High Schools at [Pentwater Public School in Pentwater, MI - US News Best High Schools](#)

- Pentwater has a Graduation Rate in the 90th percentile range compared to the State's 85%.
- Small grade sizes allow for more participation in activities and sports--you don't have to be an elite star to be involved or to try something new.
- Pentwater Public Schools do an amazing job keeping their facilities clean that include green space and natural light and has been recognized for several "Green Club/STEM" awards.
- Pentwater Public Schools is within walking distance to many homes, downtown business, the Pentwater Township Library, the Pentwater Artisan Center, and Mears State Park on Lake Michigan
- Pentwater Public Schools offers an abundant number of clubs and organizations that provide diverse experiences for our students, including service projects and international travel

- Award winning K-12 Visual Arts program!
- Unique to our school: Lunch at the Lillie's.
- Basketball Homecoming with a Glow Show, Middle School Dances, E-Sports, Community Service/Pride Day, NHS Bigs and Littles.
- \$40,000 in local scholarships awarded to seniors in 2022, from an engaged community of service and Non-profit clubs /organizations.
- Pentwater School is able to offer and provide annual educational field trips at all levels K-12th grade.
- Pentwater Public Schools have several national and state recognized award winning teachers who have earned the title of Teacher of The Year.
- EPA's Clean School Bus Program awarded \$790,000 for 2 EV Buses to Pentwater Public School.

Pentwater Public Schools partner with community agencies for mentorships and collaboration with the organizations such as the Pentwater Rec Program, Pentwater Artisan Learning Center, the Pentwater Service Club, Pentwater Junior and Women's Club to name a few. Multi-generational engagement and mentorship opportunities, results in mutual respect and appreciation between students and residents.

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Chapter 3 - Natural Features

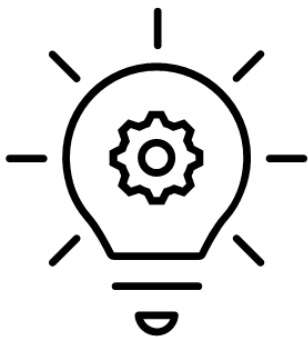
Pentwater’s natural features present a source of livelihood and relaxation for residents and visitors alike.



THE WATER AND BEACHES BRING US HERE

Our natural features attracted generations of visitors, families and businesses for the love of the Lake and the soft sandy beaches.

Much of the character as well as the economy of the Pentwater community is based on the area’s natural features.



Chapter Highlights:

- The elements of nature that attract us all.
- Water quality for recreation and fishing.
- Protections needed to preserve our keepsake.

Natural Resources

Much of the character as well as the economy of the Pentwater community is based on the area's natural features. Over 85% percent of the respondents to the Community Assessment Summer Visitor Poll and over 58% of resident survey respondents identified the beach, lake, and water activities as the greatest draw to the area with a desire to preserve water quality and the area's natural features.



Preservation & Integration

Recognizing the importance of natural features to Pentwater residents and visitors, as well as the irreversible nature of the destruction of most of these resources, efforts to limit or prevent development that may be harmful to the environment is necessary.

The Michigan Department of Environment, Great Lakes and Energy (EGLE), the Department of Natural Resources (DNR), the US Coast Guard and US Army Corps of Engineers (USACE) are four entities that oversee and manage much of the state's shoreline, dunes, wetlands, and waterways.

Two approaches may be used: preservation or integration.

Preservation measures should be applied to those features which are so sensitive or so valued that any alteration would have a negative impact on the community in terms of aesthetics, environmental quality, and public health. In these areas, development should be

either prohibited or restricted to those projects which would have a negligible effect on the environment.

Wetlands are an example of resources that are subject to State regulation for preservation and limited alteration. These lands generally do not require the implementation of local land use regulations to ensure their protection since state and federal laws have already been enacted.



In some instances, communities have the option of implementing environmental regulations at the local level to insure the protection of a particular resource.

The Pentwater Lake Association (PLA) is a volunteer organization that serves to educate and monitor the quality of the lake. Pentwater Township has established a taxing authority, the Pentwater Lake Improvement Board (PLIB) - chartered to manage vegetation and invasive species in Pentwater Lake.



Natural features may also be integrated into the development of a site. The use of wetlands as filtering stormwater storage or as aesthetic features and maintaining vegetated areas to mitigate erosion are techniques that are becoming more common.

Shoreline Resources

The Lake Michigan shoreline is a resource of statewide significance in many different ways: environmentally, there are a number of diverse and unique ecosystems that are present nowhere else in the world; economically, the tourism industry is one Michigan's largest industries.

Despite the beauty and benefits found along the shoreline, it can be hazardous as well. Flooding of low-lying areas and exposure to extreme winds and water leading to erosion can cause property loss and great expense to the state and local communities. Pentwater has significant areas of concern along the Lake Michigan shoreline with areas of high erosion risk and large expanses of critical dunes.

High-Risk Erosion Areas

Erosion is the result of natural forces; wind, water, and gravity either individually or collectively, wearing away at the earth's surface. Despite the beauty and benefits found along the Lake Michigan shoreline, exposure to wind and water can lead to severe erosion which has often resulted in the loss of private property, recreational facilities, roads, and other public facilities.

High risk erosion areas are defined as areas along the Great Lakes and connecting waters where erosion has been occurring at a long-term average of one foot or more per year. Required setbacks are used to regulate and protect high risk erosion areas from development, and conversely, the destruction of private property as a result of erosion.

Pentwater has sizeable stretches of high-risk erosion areas extending through the southern part of the Township, in the Village just north of Mears State Park, and in the northern half of the Township. These areas are indicated on the Natural Features map.



The Federal USACE's Section 111 Beach Nourishment Program and the State of Michigan's Resilient Coastal Program are two government programs that the Village and Township are jointly working to secure grants to address sand shoaling and wind erosion triggering the need for annual channel dredging and spoils deposits, while seeking creative alternatives to dredging to keep the Pentwater Harbor Channel open and accessible. (More on this discussion in Chapter 7 - Charting our Future - Part A - Waterfront).

Part 323 of Act 451 of 1994, as amended, discusses High Risk Erosion Areas (HREA) as part of the Great Lakes Shorelands Management Program. Part 323 provides public and private protection from the natural hazards of coastal erosion in addition to providing for the protection of fragile coastal areas. Regulations for HREAs are administered by the Michigan Department of Environment, Great Lakes and Energy (EGLE).

Critical Dunes

Critical dunes are those shoreline dune areas which have been designated in the “Designated and Critical Sand Dune Areas” dated January 2002, prepared by the Geological Survey Division of EGLE. Critical dunes may be found along the majority of Lake Michigan shoreline in Pentwater.

Sand dune protection and management is detailed in Part 353 of Public Act 451 of 1994, as amended, to ensure the preservation of critical dune areas from damage and destruction.



Critical dune areas are regulated and protected by EGLE. Protected dune areas slow the rate of shoreline erosion and provide habitat to preferred plant species. Preservation of this important resource may be achieved through the regulations on developing steep slopes, requiring setbacks from the Ordinary High Water Level (OHWL) of Lake Michigan, and may include vegetation preservation and replenishment.



A permit from EGLE is required prior to the removal of vegetation, land alteration, structural development, or silvicultural or recreational activities that can significantly alter the characteristics of a critical dune area.

State Forest Land

Pentwater Township is home to the majority, approximately 2,000 acres of State-owned property south of Longbridge Road and east of Ridge Road known as the Pentwater (River) State Game Area is comprised of 2,540 acres. This area contains wetland, marsh and forested upland and is home to recreational activities such as cross-country skiing, hiking, hunting, and snowshoeing.



Floodplains

Those lands which hold a 1% chance of being flooded as a result of overflow from an adjacent body of water within any given year during a 100-year period are considered to be in a floodplain.



2020 High Water Flooding

The Federal Emergency Management Agency (FEMA) through Flood Insurance Risk Management (FIRM) issues a floodplain map which includes the 100- year floodplain and that of the 500-year floodplain.

Floodplains have been established within the Village along portions of the lakeshores of Lake Michigan and Pentwater Lake. Several floodplain areas extend into the developed portions of the Village in or near the central business district.

Floodplain protection provides safe areas for overflow in times of heavy precipitation, limits property loss, reduces soil erosion, and maintains open space. As floodplains slow flood waters, nutrients and sediments sink and remain within the floodplain, creating a rich topsoil. In addition, these areas also provide productive wildlife habitat including wetlands and travel corridors for animals.

Coordination of local regulations with those of the state is an important first step towards achieving appropriate and effective floodplain regulations. Part 3108 of Act 451 of 1994, as

amended, defines the unlawful occupation, filling, or grading of floodplains, as regulated by EGLE. In Pentwater, floodplains regulations are administered through EGLE and the Oceana County Building Department.

Wetlands

Part 303 of the Natural Resources and Environmental Protection Act defines a wetland as: *“land characterized by the presence of water at a frequency and duration sufficient to support, and that under normal circumstances does support, wetland vegetation or aquatic life and is commonly referred to as a bog, swamp, or marsh.”*

Wetlands contribute to the quality of other natural resources, such as inland lakes, rivers and streams, ground water, fisheries, wildlife, and Lake Michigan. Wetlands serve as storage areas for excess water and nutrients, controlling floods and the aging of rivers, lakes, and streams. In addition, acre for acre, wetlands produce more wildlife and plants than any other Michigan land cover type.



Part 303 seeks to protect wetland resources through regulating land which meets the statutory definition of a wetland, based on vegetation, water table, and soil type. Certain activities will require a permit from EGLE on a site which satisfies the wetland definition, including:

- filling or placing of material in a wetland.
- draining water from a wetland.
- removal of vegetation, including trees, if such removal would adversely affect the wetland.
- constructing or maintaining a use or development in a wetland; and/or
- dredging or removing soil from a wetland.

Certain activities are exempt from permit requirements. In general, exempt activities include fishing, trapping, or hunting, hiking and similar activities, existing and, established farm activities.

Wetland areas subject to regulation by EGLE include wetlands, regardless of size, which are contiguous to, or are within 500 feet of the ordinary high water mark of, any lake, stream, or pond; wetlands which are larger than five acres and not contiguous to any lake, stream, or pond; and those wetlands which are not contiguous to any lake, stream or pond, but are essential to the preservation of natural resources.

Generally, wetlands must be identified through individual site determinations. Accordingly, the low-lying areas or wetlands shown on the Natural Features map are for planning purposes and represent only indications of where some of these areas may be located.



Water Quality

Surface water features which are affected by land use include Lake Michigan, Pentwater Lake, the Pentwater River and their associated tributaries and streams. Soil erosion, fertilizing lawns, septic drain fields & improperly working septic systems, impermeable surfaces (such as parking lots and roofs), soil erosion, and additional recreational pressures can impact surface water quality. The preservation of water quality is important for plant and animal life, tourism, and drinking water supplies.

Water resources are part of a fragile system which is potentially at risk. A combination of poor soils

unsuitable for septic systems, a high-water table, and an increasing amount of rural development, may begin to threaten the quality of the area's water supplies. Specific regulations, such as obtaining Soil Erosion and Sedimentation Control (SESC) permits from the Oceana County Drain Commissioner's office, pertaining to soil erosion and sedimentation control practices, protection of wetland areas, increased water body setbacks, the use of greenbelts or buffers, and density reductions can assist in protecting water quality.

One of the most significant threats for surface water is soil erosion which deposits sediment into water bodies.

The 1986 Flood that occurred when the Hart Dam broke and destroyed Longbridge Road over the Pentwater also had an impact on the



South Branch of the Pentwater River and Pentwater Lake. One identified problem with the Pentwater River is Big Sandy Bend, which has recently been awarded funds for restoration (to potentially be managed by the PLIB). The Initial Water Quality Statement completed as part of a grant application proposal (prior to the original 1997 Plan) contained the following statement:

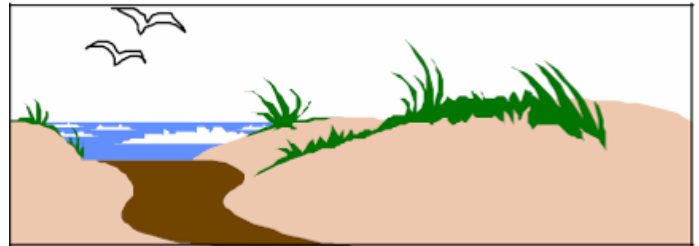
“The south branch of the Pentwater River is a designated cold water trout stream (Director’s Order titled ‘Designated Trout Streams for the State of Michigan’ DF- 101.91). According to the Fisheries Habitat Biologist for the area, 1991 charter boat data shows that the Pentwater fishery is ‘excellent when compared to other Lake Michigan ports.’ The MDNR Fisheries Division attributes this to the substantial amount of natural reproduction occurring on the north branch of the Pentwater River, but not the south branch. According to the 1990 MDNR biological survey, ‘soil erosion and sedimentation within the watersheds of both the North Branch Pentwater River and South Branch Pentwater River have severely impacted stream quality by reducing available habitat for fish and macroinvertebrates.’ Also, MDNR records show that the access locations in the watershed experience heavy public use.”

Under the oversight of PLIB, this project is being awarded funding to restore this cold-water trout stream. The proposal continues by suggesting a watershed management approach to improving this situation. Watershed management involves a

combination of land use and environmental analysis to determine actions to identify and address those areas which contribute to sedimentation of the riverine system.

Another element to surface water protection, including proper retention of rainwater runoff, is the need to moderate the effects that recreational activities have on surface waters.

Overuse of inland and lakeshore areas can, over time, degrade water quality through small gasoline and oil spills, stirring of lake bottom sediments, seawalls, and destruction of natural vegetation with seawalls, just to name a few. These activities also have an effect on shoreline erosion, which further contributes to a decline in water quality.



Groundwater quality is also a concern since domestic water for The Village and Township of Pentwater is supplied through individual wells, or municipal wells drawing groundwater from the area. Any substance that is placed or injected in the ground has the potential to affect groundwater quality. A 1984 Groundwater Contamination report by the Geophysics Study Committee of the Commission on Physical Sciences, Mathematics, and Resources (National Research Council <https://www.worldcat.org/title/301690896>) stated:

“Groundwater contamination may be localized or spread over a large area, depending on the nature and source of the pollutant and on the nature of the groundwater system. A problem of growing concern is the

cumulative impact of contamination of a regional aquifer from nonpoint sources (i.e., those that lack a well-defined single point of origin), such as those created by intensive use of fertilizers, herbicides, and pesticides. In addition, small point sources, such as numerous domestic septic tanks or small accidental spills from both agricultural and industrial sources, threaten the quality of regional aquifers.”

The *State of Michigan Comprehensive Groundwater Protection Program*, published by the Michigan Department of Environmental Quality reports that:

“(A)bout half of all Michigan residents depend on groundwater as their primary source of fresh drinking water - either through public water supply systems or private drinking water wells. For many communities, groundwater is the only possible source of fresh water for drinking. Cleanup of groundwater contamination sites is expensive and slow, and often creates hardships for the persons affected.

Land use regulations, land acquisition, and education programs can play a key role in protecting groundwater.

Examples of land use control activities include the following:

- Land use plans which consider groundwater vulnerability.
- Zoning ordinance and site plan review standards related to aboveground secondary containment,

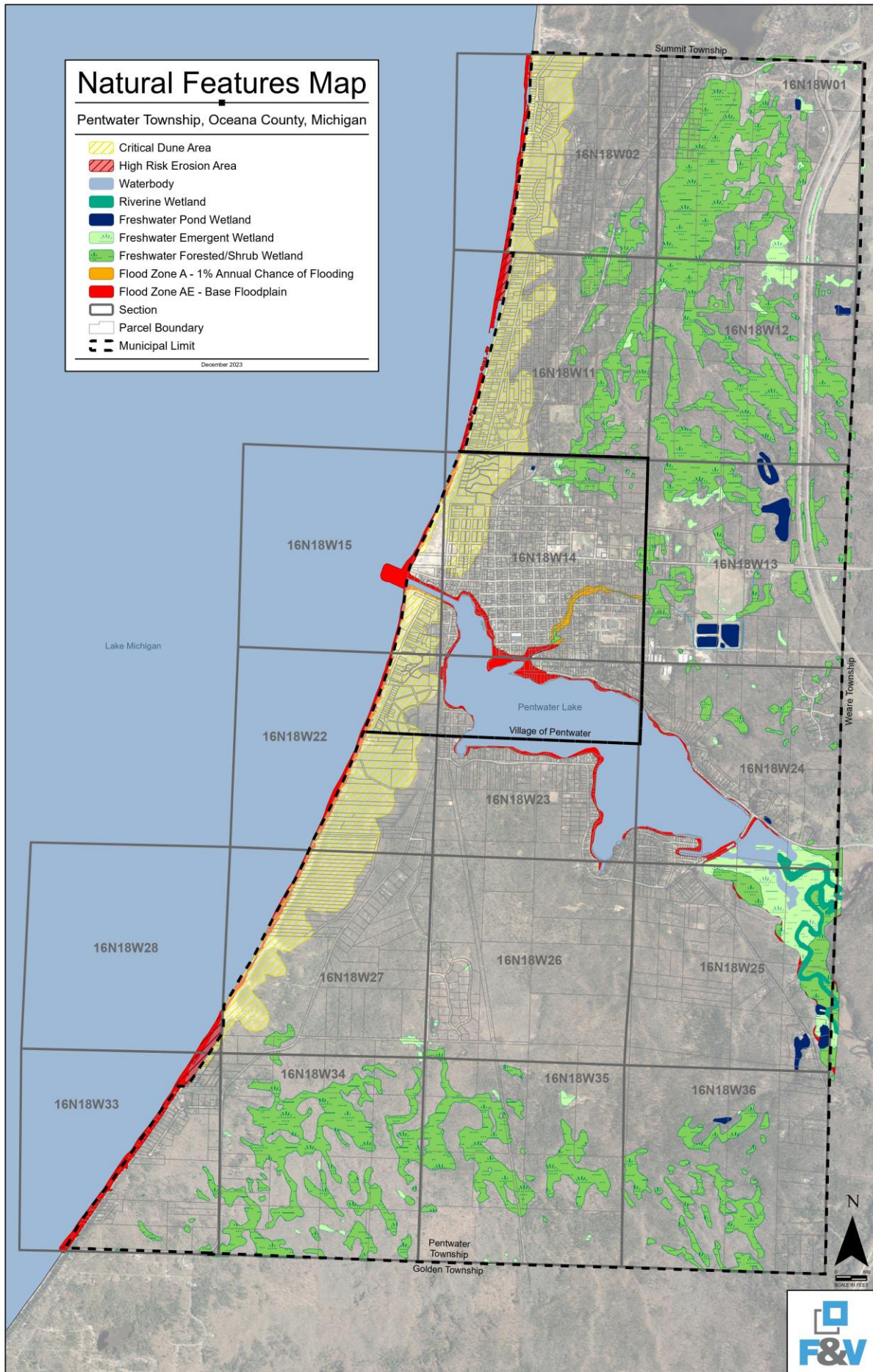
interior floor drains, and other topics.

- Purchase of land and/or conservation easements to provide a wellhead protection buffer around municipal wellfields.
- Public education through public meetings, school-based classroom programs, library displays, cable television videos, public information flyers, and municipal newsletters.”

Groundwater protection will become increasingly important as population densities in areas not served by public utilities continues to increase. In rural areas like Pentwater, contaminated groundwater has a potentially devastating effect. As a result, maintaining appropriate densities of development and proper disposal of sanitary sewer wastes are critical factors in ensuring the adequacy and quality of domestic water sources.

For more discussion on drinking/potable water, see Chapter 5 - Public Services section on Water and Sewer Systems addresses the Wellhead Protection Program.





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Chapter 4 - Existing Land Use

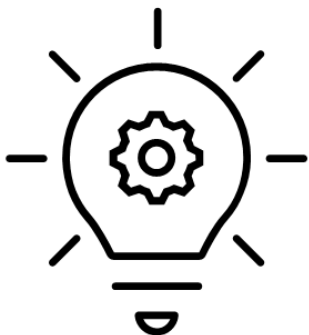
The vitality of any community is defined largely by the way its citizens use the land in their daily life. As a result, the way we use the land is linked directly to the quality of life of Pentwater.



LAND USE AND QUALITY OF LIFE

As most residents view Pentwater as one community, with the Village of Pentwater within Pentwater Township, the uses of land have evolved over the last two centuries to accommodate the focus of commercial uses in the core of the Village and residential uses surrounding that core.

Market forces and societal demand have driven changes in land uses.



Chapter Highlights:

- Description of current land uses
 - Residential
 - Commercial
 - Industrial
 - Public/Semi Public
- Description of services and interdependency between Village and Township

EXISTING LAND USE

The reasons that land has developed to this point in time vary widely. Some uses of land predate zoning; others were approved by previous planning commissions and legislative bodies with or without the benefit of a master plan.

Many of these existing areas have stable, active uses that are thriving economically and socially. Others have uses that sometimes conflict with one another. And still others have seen their best days pass by and need attention.

Present land use patterns can tell us what the Pentwater Community is, how it has developed, and where new growth will occur.

Land uses found within the Village of Pentwater have helped to create its small-town character. The downtown, Village Green, neighborhoods, churches, and schools found in Pentwater provide residents identifiable areas where they can interact with each other and create community bonds.

The rural areas of Pentwater Township present a different character, but no less desirable, for those wanting open spaces and to experience the natural environment. The Master Plan's current and future land use maps point to where open space and placemaking strategies can be incorporated into designing waterfront projects, upgrading parks & recreation facilities and preserving our natural resources.

Pentwater has successfully maintained an atmosphere that has been lost in many other lakeside communities in Michigan.

The Master Plan identifies the preferred characteristics of neighborhoods and lays the groundwork for healthier lifestyles through neighborhood design and improvements to the transportation system (see the Village Complete Streets Guidebook for a walkable and bikeable Pentwater).

Existing land use can speak volumes about past development policies and how effectively they were implemented. Subdivisions that were approved without facilities for ubiquitous broadband internet is an example of a missed opportunity to meet the needs of a telecommuting workforce, online learning, and telehealth needs.

Conversely, the increased housing density provided with downtown mixed-use housing/retail uses reflects the growing community desire for attainable housing, a walkable environment for residents at both ends of the age spectrum - new homeowners and seniors aging in place.

Residential Uses

Much of the older, non-lakefront residential development within the Township is concentrated along major streets or on unimproved roadways.



As noted earlier, much of this housing is seasonal. Seasonal housing makes up slightly over 50% of all housing. Seasonal residents are converting homes to year-round use, or building new, permanent homes.

Many homes around Pentwater Lake and along Lake Michigan serve as vacation homes or second-home, summer residences. Many of the homes built along Lake Michigan are two- and three-story buildings. Some of those along the Monroe Road from U.S. 31 north to the Village, are older, more established homes, generally of a single story, ranch style design. Many homes constructed near the water's edge block views of the water.

Neighborhoods surround the downtown area and Pentwater Lake.



Some residences within the Village of Pentwater have been in existence prior to the turn of the 20th century, displaying plaques that identify the year of construction. Many of the permanent residences located along Green Street appear to have been former summer lodgings.



The traditional grid street system in the core of the Village creates a close-knit, community feeling. This area extends south from Park Street to 6th Street and from the waterfront west of Hancock to Clymer Street.

The oldest part of this neighborhood is between Third and Lowell Street, extending from Rush to Hancock Streets.

Here the homes are a mix of Victorian style and modern ranch designs with short setbacks from the road.

Several homes within the area are in the process of being refurbished and sidewalks have recently been replaced. Low vehicular traffic volumes in this neighborhood encourage residents to walk for recreational activity, allowing them to interact with neighbors.

Residential development north of Park Street is typical of more recent development trends, with homes constructed on larger lots with greater setbacks and of a development density less than that found south of Park Street. A manufactured housing development found off of Sands Street is the exception; it has a higher density than most of the older neighborhoods.

Since 2004, two residential planned unit developments (PUD's) have been developed in the Pentwater community. The Cottages at Lites Woods is characterized by single and two-family residences and is located in the southeastern area of the Village, while the Madison Ridge PUD is located in the Township on Madison Road and boasts single family residences only.

Single-family attached housing is available in a couple of condominium developments bordering Pentwater Lake and above commercial development in the central business district. Two other rental multiple family developments are located near the Pentwater Schools.

Pentwater's bed and breakfast community has been an essential element of the character of the area. but has been virtually eliminated by VRBO, AirBnb and Short Term Rental properties as well as the CDC/County Health Department physical distancing requirements introduced to combat the COVID-19 pandemic.

Commercial Uses

Pentwater has successfully maintained an atmosphere that has been lost in many other lakeside communities in Michigan. Perhaps because the community lacks the restaurant and hotel chains which oftentimes provide the feeling that a person could be in any suburban area in the state.

Instead, Pentwater's businesses range from small, family-owned establishments to specialty retail stores, similar to those of other traditional small towns in Michigan.



Much of this activity is concentrated in the central business district along Hancock Street, which serves as the commercial center for Pentwater. This traditional downtown, made up of small businesses, offices, and older buildings, has establishments which satisfy both resident and visitor needs.

Serving the year round needs of the community and visitors are a US Post Office, coffee shops serving breakfast, restaurants/bar, essential card & gift shops, an internationally acclaimed children’s book and gift shop, florist, and packaged essentials shop.



Higher-end retail shops, a culinary market, and outdoor dining establishments with water views, most of which are seasonal, are also located within the central business district.

The downtown, Village Green, neighborhoods, churches, and schools found in Pentwater provide residents identifiable areas where they can interact with each other and create community bonds.



The Village has identified itself as being a historic and recreational resource, citing its ties with boating, fishing, golfing, and civic band concerts.

Other commercial areas, primarily related to the marina and water activities such as boating

and fishing, skirt the eastern shore of Pentwater Lake.

The rural areas of Pentwater Township present a different character, for those wanting open spaces and sense of living with nature.

Township Commercial Uses



Commercial uses in the Township tend to be small scale convenience uses, such as a motel, a gas/convenience station, and a bar/restaurant, all of which fit well in their surroundings.

Many of these uses have been in existence for years and have “grown up” with homes in the area. Many of these businesses maintain a rustic, rural character. Buildings are often placed close to the road and parking areas are unpaved; all of which adds to their character.



Light Industry Uses

Although industrial development is uncommon in the area, an existing light industrial area is located off of Carroll and Wythe Streets, between Fifth and Fourth surrounded by low density residential uses.



In addition to this single block in the Village designated for light industrial use, the Township has an industrial area along Madison Road just east of the Village boundaries, and 62nd Avenue at the north end of the Township. These industrial land uses are predominately boat storage and marine repair facilities.

Semi-Public and Public Facility Uses

Four of Pentwater’s community churches are placed within the neighborhood section south of Park Street and are located in areas where it is possible for members to walk from home to church. Very little off-street parking is provided for most of these congregations, except the redeveloped Baptist Church property.



The different denominations served include Baptist, United Methodist, Episcopal, and Catholic. A fifth church of Lutheran denomination was recently established to the north of the Village in the Township along Business US 31.

The Pentwater Public School and the Public Library are located nearby as well on the north side of Park Street between Rush and Clymer Streets. The proximity of these uses benefits children and families who live in the adjacent neighborhoods.



The Pentwater Artisan Learning Center (PALC) was established in 2004. It is a private non-profit organization which facilitates artisans working primarily with wood, metal, pottery, painting, stained glass and jewelry education via membership to individuals as well as to high school students in the area. The facility is located on property adjacent to the Pentwater Public School on Park Street.

The community garden is a wonderful resource for Pentwater neighbors who love to garden.



The five-year Pentwater Parks and Recreation Plan illustrates the number of parks and open spaces that provide residents and visitors with opportunities to play and thrive in our beautiful surroundings. See Plan for further details.



Other publicly owned areas include public boat launches and the Village operated marina on Pentwater Lake. Charles Mears State Park on Lake Michigan provides camping opportunities and one of the best beaches along the Lake Michigan shoreline.

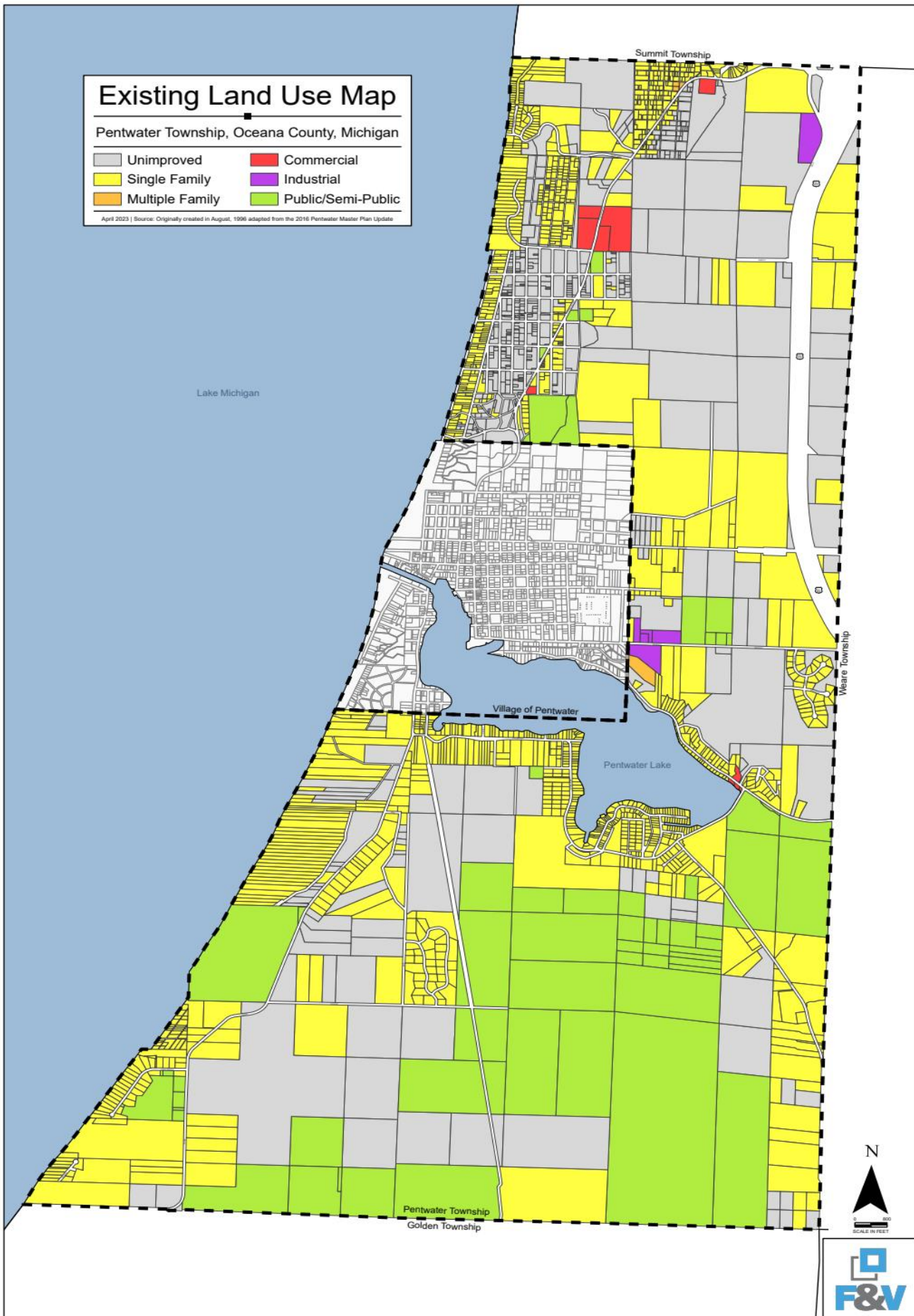


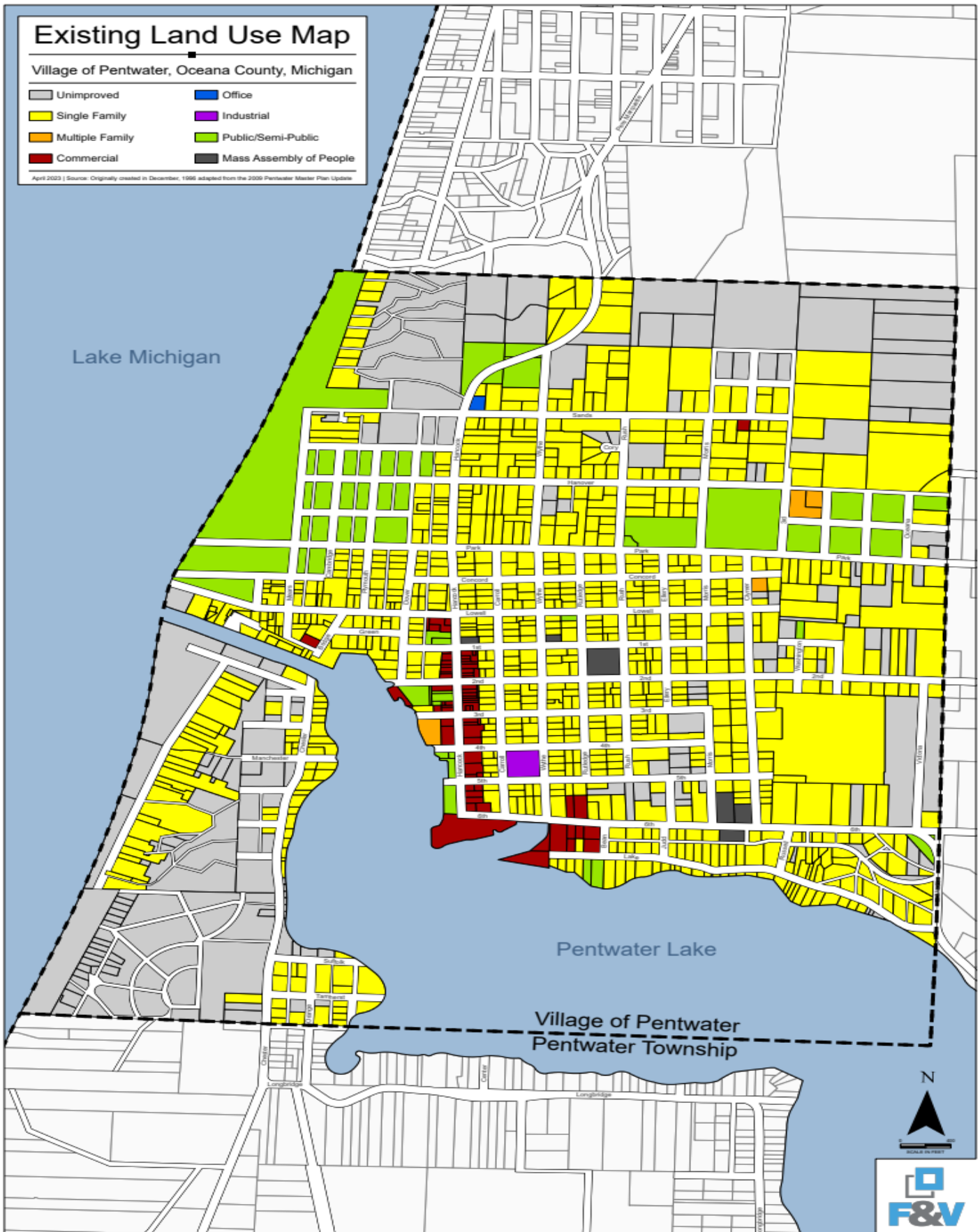
The commercial campgrounds and associated uses north of the Village on Bus. RT. US 31 are also included in this classification in recognition of their special place in the fabric of the Pentwater Community.

The emphasis on walkability to all of these semi and public places offers yet another reason to stress the importance of maintaining quality sidewalks and complete streets allowing for multi-modal forms of transportation.

Park Place Meeting Center is the newly renovated Friendship Community Center, host to various activities throughout the year. The multi-use/flex space has been modernized with upgraded technology to support community and private events like weddings, celebrations of life, and civic board meetings. Enjoy coffee clutch in the cozy sitting area or host a conference in the business area. There is also a gazebo and playground adjacent to Park Place that provides outdoor sitting, play and exercise areas.







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Chapter 5 - Public Services & Infrastructure

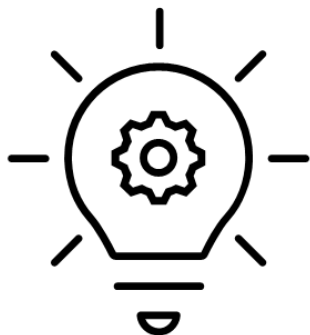
Pentwater’s public services and infrastructure address the community’s health and safety needs...



COMMUNITY INFRASTRUCTURE

Pentwater Township and the Village of Pentwater share some critical elements and separately manage others. This chapter details the existing services and infrastructure available to the residents, businesses, government offices, and visitors. Past development patterns and current zoning have driven the installations and deployment of current water & sewer services, public works, fire, police and transportation resources.

Delivering the Infrastructure and Public Services to keep Pentwater thriving!



Chapter Highlights:

- Public Safety Services & Resources
- Infrastructure including:
 - Water & Sewer - Current & Proposed Improvements
 - Complete Streets, Parking, Roads, Sidewalks and Trails
 - Pentwater Channel, Boat Launches, Lake Access and the Village Marina
- Green Infrastructure including Bioengineering for Erosion and Storm Water Management, Broadband, EV Charging, Streets, Trees and Transit.
- Pentwater Township Cemetery, Library and other Community Services

Public Safety

The Village and Township of Pentwater have entered into an intergovernmental agreement for shared Medical First Responder (MFR) resources from the Village Police Department. The Village Police Department and Pentwater Fire Department also staff trained dive teams to support water rescues and recoveries. Police service is provided to the Township by the Oceana County Sheriff Department including the Sheriff's Marine Patrol Division. The Michigan Department of Natural Resources also maintains a boat in the Village Marina to assist the County Sheriff and Pentwater Fire Department with marine and shoreline emergencies as well as the administration of hunting and fishing regulations.



In memory of Fire Chief Paul Smith

Fire Prevention, Suppression & Rescue Services are provided by the Pentwater Fire Department created by an intergovernmental agreement between the two municipalities. The Pentwater Community successfully passed a millage and acquired a new Aerial Truck to reach the upper floors of buildings in our commercial district and surrounding communities.



In 2006, then Fire Chief Ray Hasil prepared a report titled "Fire Threat in the Garrison Park Community" which provided a plan for dune subdivision access and fire prevention for all developments along the Lake Michigan shoreline including the Oceana Beach, Campbell Park and Pentwater Heights subdivisions. As a result, Oceana Beach has created turn around areas and a system of fire hydrants from their private well water system. The report also addressed concerns with massing fuel for fires such as dune grass, and other forest elements including leaf litter and needle cast surrounding homes, propane tanks, wooden decks, walkways, and other combustible materials to aid fire growth. Many of the roads in certain subdivisions are not capable of supporting two-way traffic or emergency vehicles. Consider for inclusion in both Township and Village Capital Improvement Plans.

Infrastructure

Community planning for infrastructure can have positive effects on land use. Effective planning and coordination can avoid expensive and redundant deployment costs such as multiple service disruptions and community inconveniences. Utilities discussed include water, sewer, storm water management, and broadband internet access: thus a primer for preparing a Capital Improvements Plan (CIP).

Failure to plan may be expensive and frustrating for all involved; a good plan can provide many economic and financial advantages; help retain community character; and reduce public safety concerns related to transportation and environmental limitations.



Water and Sanitary Sewer Services

The principal utilities needed for more intensive development are potable water supply and sanitary sewer treatment. These services may be provided in a number of ways, ranging from on-site wells and septic tanks to public water and sanitary sewer utility systems. Two Million (\$2M) has been invested in improved Village utilities over the past five (5) years, specifically new water mains and storm water management in selected areas.

Potable Water Supply

An estimated 70% of residents located within the Village of Pentwater are serviced by the public water system drawing from three wells each 200 feet deep and horizontally within 300 feet of each other, and all three draw from the same aquifer.

Wells Numbers one and three are located in the same wellhouse and because water in these two wells contain arsenic, Well two is the primary well used, with one and three primarily used as backup. The existing 150,000-gallon water tank located on Hancock Street in Downtown Pentwater was inspected, cleaned and painted in 2018 and found to be structurally in good condition.

The Village has been advised as part of the November 2020 Water Reliability Report (I2), to secure land with a new aquifer for a second well field should contamination levels begin showing up in Well two.

In accordance with Michigan Public Act 399 and EGLE requirements, these wells will continue to be monitored for contamination under the Wellhead Protection Program.

Recently, the Village has updated our Wellhead Protection Plan and has started the process to install another supply of fresh water on the west side of the Township adjacent to Ridge Road and Lake Michigan, consistent with our obligation to provide clean safe drinking water within the Village, per the 2020 Water Quality report.

Past system upgrades have included the replacement of water mains within the Village. As of 2021, 100% of the water mains located in the business district and neighborhood water mains within the village have been upgraded and replaced.

A long-term goal is to increase the capacity and quality of the water system and increase redundancy with a new public well off Ridge Road near Longbridge Road.

Virtually all Township households are served via private wells. In rural areas, residential development density is influenced by the presence or lack of public utilities. The cost of extending public sewer and water means that development density will have to reach a certain level to be cost effective. Where public water or sewers have not been provided, careful attention is needed to ensure that groundwater supplies are protected from contamination by an excessive number of individual septic systems and other sources.

Now that we are seeing the buildout of rural areas in the Township, the future Township CIP should be commissioned following completion of this Master Plan to allocate funds for public water and sewer systems in the more developed sections of the Township, especially around Pentwater Lake.

Sanitary Sewer Treatment

The existing Village sanitary sewer system serves 80 to 85% of Village residents as well as some areas within the Township.

Currently, wastewater treatment is accomplished using a Membrane BioReactor (MBR). The Village owned and operated basins and MBP system are located within the Township located east of the Village on the north side of Madison Road.

In order to respond to a Michigan Department of Environmental Quality (MDEQ) Consent Order, the Village received a grant and loan

from the United States Department of Agriculture (USDA) to upgrade and expand the existing sanitary sewer treatment system. While this system expansion greatly improved the Village's ability to provide services, any growth in future land use may require sewer and water improvements.

The areas in the Township that are served by a sanitary sewer system adjacent to Pentwater Lake utilize two separate large septic tanks and tile field systems for treatment and disposal.

The Township should explore expansion of the sanitary sewer system on the south and west shores of Pentwater Lake, which would help to remove plant nutrients (such as nitrogen and phosphorous) and other chemicals that may leach into the groundwater which may eventually end up in Pentwater Lake from individual septic fields. By addressing this issue in the Master Plan, we are optimistic that we are assisting the Pentwater Lake Improvement Board (PLIB) in getting grants and technical assistance for their work.

Recent Pentwater Clean Water State Revolving Fund report generated by Fleis & Vanderbrink has ruled out the viability of regional or collaborative solutions with neighboring communities due to the cost.

Pentwater Lake Management

Aquatics and Invasive Species

An issue that impacts both the Village and Township and warrants critical discussion, is the condition of Pentwater Lake as it relates to aquatic vegetation.

The Pentwater Lake Improvement Board (PLIB) which is a taxing authority and collects a millage, has been focused primarily on invasive plant species management including the harvesting of other aquatic plants that may or may not be invasive, but also may be perceived as a nuisance to boaters and swimmers.

As mentioned previously, expansion of the sanitary sewer system on the south and west

shores of Pentwater Lake, would help to remove plant nutrients (such as nitrogen and phosphorous) and other chemicals that may leach into the groundwater which eventually ends up in Pentwater Lake from individual septic fields.

Additionally, steel seawalls have been constructed along the shoreline of Pentwater Lake, which in effect actually contributes to the wave action that causes erosion. Steel seawalls do not dissipate the energy of the waves but only reverberates back out toward the middle of the “bayous” and lake itself carrying the eroded soils causing sedimentation. The Pentwater Lake Association compliments the Pentwater Lake Improvement Board with educational and information programs to promote water safety and water quality.

Channel to Lake Michigan

Pentwater’s tourism economy is dependent on the quality of the lake water and viability of the harbor channel. The channel was originally enlarged by the lumber barons to move their vast inventories of lumber, and later to support the fruit growing industries throughout Oceana County. The USACE support of the Pentwater Channel was initially authorized by the Rivers & Harbors Acts of 1867, 1873, 1884, 1907 and 1982. Then the roughly 2500 feet of maintained federal channel between Pentwater Lake and Lake Michigan was reinforced with over 4000 feet of north and south harbor piers and revetments, constructed in 1999 and 1996, respectively. Wave attenuators were also added during this reconstruction. The USACE annually dredged to a project depth of 12 feet from 1996 to 2009. After 2009, recreational harbors no longer were assured of annual dredges to keep their economy thriving.

Sand Shoaling

The shoaling and sedimentation are due to more than just the Lake Michigan shoreline erosion. Another factor is the naturally occurring sedimentation from the Pentwater River currents. A third source of shoals where

the channel leads to open water in Lake Michigan has been exacerbated by the blowing sand from adjacent beaches, and human management of dredge spoils.

The US Army Corp of Engineers (USACE), permits and oversees channel dredging, Engineering/Design/Construction (E/D & C) of revetment maintenance and Navigational Structure Maintenance, but funding is subject to appropriations from the Federal Budget. In 2012, due to lack of federal appropriations, the Pentwater Community formed a Citizens Action Taskforce. This taskforce is made up of representatives from the Village, Township, Pentwater Lake Association, civic and private marinas, sportfishing association, DNR and Community Foundation of Oceana County. The taskforce created a fund - Protect Pentwater Harbor Channel Fund - to locally raise funds to address annual sedimentation in the channel and at the mouth of the channel area.

When accumulation of shoals and sedimentation due to record high water & erosion threatened the closure of the Pentwater Channel in 2022, local funds were once again raised by this taskforce. The taskforce has reached out to our Congressional representatives and joined forces with the regional Michigan Shallow Harbor Coalition to find a viable long-term solution that can be implemented in the years that USACE funding is not appropriated.

Federal funding of \$650,000 in 2023 allowed for the dredging of 59,000 cubic yards. Regretfully, history has shown that annual dredging must be planned. In addition, the USACE has previously identified revetment repairs and navigational structure maintenance needed but both remain unfunded.



The Pentwater Community Parks and Recreation 5 -year Plan further addresses our community's waterfront and channel needs.



Public Boat Launches and Village Marina

Pentwater Township has an agreement with the Oceana County Road Commission to provide a free public boat launch at the Longbridge Road 90 degree bend on the southwest portion of Pentwater Lake. The boat launch is located within the sixty-six (66) foot wide right-of-way of Longbridge Road, also known as lot 11 of the Smith's Subdivision. The Township is responsible for installing and removing the dock each season. Unfortunately, there is no marked parking available within the right-of-way or adjacent to the Township's Boat Launch.

The Village of Pentwater owns and operates the Village Boat Launch on Lake Road, just east of Bean Street. This boat launch allows for paid parking of tow vehicles and trailers and

has also been the home of the Pentwater Junior Sailing Club. Instruction to youth sailors is often provided within the Boat Launch pavilion, which also provides a respite with a waterfront view.

The Village also operates a public marina on Pentwater Lake with some on-street parking, which is located on Hancock Street between Fifth and Sixth Streets. The Village Marina contains 44 slips (17 seasonal, 22 transient, and 5 charter) with electrical service, public restrooms, showers for boaters and an office. A focus group and discussion among the Master Plan Committee has produced a list of proposed improvements for the Village Marina including:

- Add Parking along Hancock
- Improve:
 - Restrooms w/ shower facilities
 - Office
 - Information kiosk
 - Gazebo

Transportation

Roads and Streets

The Pentwater Community has convenient, access to the U.S. 31 expressway near the north and south ends of the community. In addition to the attraction for commercial uses, convenient highway access also allows commuters to live further from their jobs, using the highway system to extend the distance, but keep commuting time the same. With relatively cheap operating costs for individual vehicles, residential development can easily extend well beyond the job site.

In 2023, the Village of Pentwater negotiated the transfer of ownership from MDOT of US 31 Business route through the Village. This includes 6th Street from the Village's south entrance to Hancock Street and north to the Village's northern boundary. State funding associated with this ownership transfer will be used for road repairs and maintenance.

The Village has invested over \$5.2 Million in the past 5 years in street and utilities improvements.



As growth continues, new demands will be created on the road system. This is particularly true where new development occurs in rural areas. Residents in these areas are particularly sensitive to traffic increases; even small jumps in traffic volumes become noticeable.

Residents will voice concerns about the "heavy traffic" on their road, even though the roadway is easily capable of handling the traffic.

As new subdivisions, site condominiums, or other residential projects are considered it is important to implement a street network to ensure that adequate circulation is provided between abutting development projects. Rather than having each development provide singular access to the major public street, project approvals should include provisions for stub streets to vacant properties that may be available for future development.

Residential uses can increase local traffic significantly, along with costs for road maintenance. These increases may be tempered by focusing on the highest densities of development around ready access to improved roadways.

As development intensifies, new industry, homes, offices, and commercial services create traffic demands on the road system.

This is particularly true where new development occurs in areas previously planned for low intensity uses, such as single-family homes.

Township roads are maintained by the Oceana County Road Commission, where the Village maintains the roads and streets within its boundaries.

The Township levies a voter approved 0.5 mil millage for road improvements where a citizens committee advises the Township Board of Trustees on how to best use the funds raised to augment the work of the Road Commission on an annual basis.

The Village recently finished local road improvements authorized by voters, which also included many upgrades to sanitary sewers, water lines and storm water management.

The Village's grid style street network improves overall traffic flow by allowing residents to access nearby residential areas without traveling on the main thoroughfares. In addition, circulation between neighborhoods improves access for emergency vehicles.

Multimodal Use of Village Streets

The Village of Pentwater contracted with Fleis & Vandenbrink, engineers from Grand Rapids, MI, utilizing an MDARD Rural Development grant to develop a plan and design of a Complete Street Guidebook and Pilot Project on Carroll Street from 6th Street to Lowell and on Lowell Street from Carroll to the beach, for use by the Village in planning complete streets in general.

The project addressed an important corridor adjacent to the downtown business district leading to Mears State Park, a critical tourism destination for Pentwater. It also provides a connecting point through the Village for the planned Pentwater / Hart Trail with a planned connection to the Hart/Montague State Park - the State's first rails to trails State Park.

A Complete Streets Guidebook was created for use by the Village in planning complete streets projects in general.

- Complete Streets are developed through a design approach and are supported by policy.
- Complete Streets are designed and operated to enable safe access for all users.
- Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a Complete Street.
- Complete Streets addresses a walkable community with sidewalks that are not a trip hazard.
- Complete Streets can complement a Tree deployment &/or replacement plan.

Complete Streets Guidebook



Parking

The Complete Streets Guidebook and Pilot Project Plans also details revisions to the Village’s downtown parking system including a scheme for eliminating one-way traffic flows on the numbered streets between Hancock St. and Carroll St., restriping parking spaces, and providing safer routes for pedestrians, golf carts, bicycling and crossing streets.

The Village should also consider alleviating parking seasonal on-street parking demand by operating a public transit system such as a trolley service from underutilized private parking areas & lots at the school and Artisan Center on the weekends and the First Baptist Church and St. Vincent Church on weekdays.

The Village seeks to provide more efficient on-street parking and strategically located

loading/unloading areas along with curbside pickup areas where appropriate. Better utilization of existing alleys to the rear of existing downtown buildings is also an opportunity to improve circulation and service to Downtown Pentwater businesses. Some existing parking spaces may also be used as dedicated parking and charging stations for electric vehicles (EV) to entice travelers to visit Pentwater as a destination for EV Owners.

Sidewalks

A 2006 Village Sidewalk inventory captured gaps in desired vs actual sidewalk deployment.



However, a walk around the Village illustrates the need for an updated sidewalk inventory and a prioritized capital improvement plan (CIP) to insure a walkable community.



The Village may also be able to take advantage of Safe Routes to School opportunities to improve sidewalks for pedestrian circulation.

Village Street Tree Maintenance and Replacement Program

Concurrently, an inventory of our treelined parkways should be conducted with the intent to revitalize the Village's former Tree Replacement Program.



While the Village Budget includes funding for Tree Maintenance and a Donor Tree Program was created and memorialized with a plaque in the old Community Hall, this program is woefully underfunded and under-utilized.



Photo Credit: Mary Temple

Often high winds and storms result in power outages due to downed trees. A tree inventory is needed to identify dead trees in need of replacement.

The Village may also wish to pursue becoming a Tree City - following the ArborDay.org four-step framework to maintain & grow tree cover,

to reap the benefits of cooler temperatures, cleaner air, higher property values and a healthier environment.



Trails

The Pentwater Community benefits from the establishment of State Bike Route 35, which traverses the area in a north/south direction along Longbridge, Monroe and Hancock Street which are part of Business. Route US 31.

The Pentwater - Hart Trail is planned to connect State Bike Route 35 to the Hart / Montague Trail, a rails to trails paved pathway which is now a linear Michigan State Park.

The first phase of the Pentwater - Hart Trail along Monroe Road was completed during an MDOT repaving project in 2019 with widening of the shoulders to provided safer bicycle travel.

Future phases include improvements proposed for Longbridge Road and Wayne Road at the south end of the community, eventually connecting the Pentwater community to Hart Township, the City of Hart and the Hart/Montague Trail State Park.



Connectivity through High Speed Broadband Internet:

Access to and use of the internet has become an integral component of everyday life in the 21st century. Digital information has reshaped how individuals participate in nearly every dimension of society.

It is imperative that communities leverage broadband network access to eliminate the homework gap and improve education, socioeconomic equality, telemedicine, and economic development to maintain and grow the quality of life for their residents.

At least 380,000 homes in Michigan lack access to broadband. This equates to 27% of households in the state with school-age children. See Chapter 2 for specific local and neighboring community statistics regarding Internet access and computer availability.

The FCC is working with communities nationwide to update the quality of the Broadband Availability Maps to ensure that households that want internet and either are unserved or underserved are given access to this essential service. Prior to the new maps, the FCC was only assessing access at the census block level, not individual households, and business. If one home per census block has internet access the entire census block is deemed served.



The Coronavirus pandemic has created some interesting dynamics that stress the accuracy of this 2019 data on Oceana County households with computer and internet access.

With the pandemic sending white collar employees home to work and locking down communities to flatten the curve and stave off the spread of this highly contagious virus, many employers learned that they could trust their employees to get the job done remotely, and those employees turned their vacation cottages into their primary residence.

Their school age children needed internet access for virtual learning but also for socially distance visits with friends, teachers and even church services, and many found solutions in community wifi hotspots.

Remote employment functions continue to exist, as not all employers have returned to brick & mortar offices. And while students have returned to the classroom, homework gaps in coverage for students in their residences remains.

It is imperative that communities leverage broadband network access

Internet Service providers are heeding the call for growth and improved service quality, especially fixed wireless providers that can deploy quickly. Great Lakes Energy is an electric coop that has launched a subsidiary called Trustream, deploying fiber-fed high speed broadband network for its members, and

is making headway toward 2022- 2025 services availability to Pentwater, Weare, Hart, Mears, Shelby residents that are Great Lakes Energy subscribers.

Consumers Energy subscribers are predominantly in Spectrum/Charter coverage areas. Many are anxiously awaiting Spectrum's network expansion into their neighborhoods.

The Pentwater Community Internet Solutions Taskforce worked to identify and evaluate solutions for underserved and unserved households desperate for high-speed internet to bridge the "homework gap", remote workers, telehealth customers and online students. This taskforce has become the Oceana County Broadband Taskforce.



Connectivity Goals:

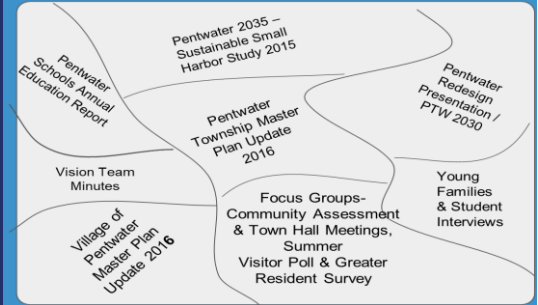
- Partner with Internet Service providers as they pursue funding from the American Relief Act and FCC, Rural Broadband grants by encouraging residents to complete the ConnectMichigan Internet Survey
- Encourage Great Lakes Energy members to register for Truestream services in advance of deployment
- Encourage commercial developers and real estate brokers to create and rent office space with internet availability for remote knowledge workers
- Encourage investors to create mixed use office/residential housing options where high speed broadband infrastructure has or will be deployed.
- Encourage planned unit developments (neighborhood subdivisions) to deploy broadband infrastructure as critical as electric, water and sewage treatment.

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Chapter 6- Vision and Goals

Pentwater Community Vision Statement:

Pentwater is a thriving community in which people choose to visit, live, work, grow and play.

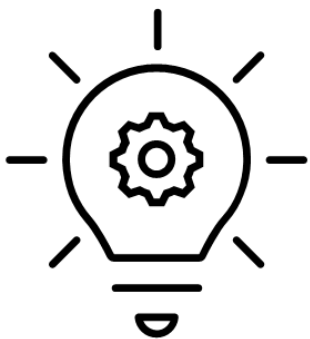


Graphic credit: Chris Conroy

COMMUNITY INVOLVEMENT

The Pentwater Community Vision Statement stands as a powerful commitment to investors, developers, business owners, residents, and visitors that Pentwater is a gem with many opportunities and willingness to partner. Our community assessment reveals our needs, strengths and opportunities and builds from a base of previous reports, studies, community collaborations, focus groups, town hall meetings, surveys and polls.

The Pentwater Community Land Use Master Plan sets forth the vision, goals and policies for growth and development in the Village and Township



Chapter Highlights:

- Community Vision process resulted in major themes to guide planning efforts
- Restatement of the core attributes and characteristics that drive community
- Goals are defined

Pentwater COMMUNITY

Assessment - Major Themes

We are building this Master Plan from a base of previous efforts & recent community assessment focus groups, town hall meetings, summer visitor poll, resident survey, youth & young family interviews and related sources.

The culmination of community assessment efforts produced the following list of Overall Major Themes that the Pentwater Community should address:

Overall Major Themes:

- Attainable housing choices for all ages of life
- Lack of Continuous Broadband (High-Speed) Internet Service throughout the community. Availability should be equivalent to other utilities like electricity and water.
- Unsustainable seasonal economy - too short of a retail season (to sustain year-round retail like a grocery store, a bakery, and restaurants)
- Lack of basic goods and services for residents (like pharmacy, medical/dental service, and senior assistance resources); Infrastructure, transportation, parking
- Nurture a community-wide continuous collaborative planning culture, with shared resources to avoid unnecessary duplications. “We plan & execute together ... all the time...”
- Neighborhood disruption caused by short term rentals in single-family neighborhoods.
- Pursue expressed community support and interest in joint-use school facilities and continuing adult education/special interest classes/activities.

The complete record of Pentwater Community Assessment and Visioning Team meetings and documents can be found at the following link:

<https://pentwatervillage.org/master-plan.php>

“We plan & execute together ... all the time...for the benefit of our community as a whole” - Mark Benner, Planning Commissioner during the Vision Process.

The Pentwater Community should consider the development of supplemental plans that could be led by ambassadors via public private partnerships for the betterment of the Pentwater Community to include:

- Community Economic Development Plan
- Downtown Pentwater Improvement Plan
- Waterfront Improvement Plan
- High Speed Internet / Rural Broadband Access

Because the Pentwater Community lies in a rural area with limited available public services before new development is considered it will be important to identify the services that will be needed and the capability of the community to provide those services.

With limited services available, development in the Township in particular will need to be of limited size and intensity. Large industrial or commercial developments can neither be economically supported or provided with the infrastructure necessary to accommodate them. Moreover, large, intensive land uses will tend to detract from the small town and natural character of our community.

During the summer of 2022, Township and Village planning commission members conducted community workshops to get specific feedback about housing, transportation, and downtown land use.

While the Community showed little support for actively attracting new commercial or industrial development, there was not a strong indication that such development should be kept entirely out of the area. There was a slight indication that commercial development would be viewed more favorably than industrial.

There was some support for limiting the overall level of tourist-related activities to avoid overdevelopment and the possible introduction of larger scale commercial services. This was also reflected in the responses that showed a desire to maintain enough control over the rate and location of growth to preserve natural areas and the character of the area.

We recognize that economic opportunities will have to be provided in order to make jobs available to those who wish to live year-round in the Pentwater Community, particularly younger people and families.

Although we do not have a comprehensive selection of available jobs, public services, and other desirable services to attract intensive industrial and commercial development, other communities in the area via a short commute do, particularly those with direct access to the U.S. 31 expressway.

These goals support our efforts to keep a low density, small town character while supporting the Village's desire to maintain its business core.

This plan encourages policies that cultivate a balanced pattern of land use that supports a year-round economy providing opportunities for our residents.



Pentwater Community Goals

A goal is a general statement of a desired outcome. To be effective, a goal must be realistic and achievable. The goals take the issues identified by the public and focus them into specific outcomes, enabling us to envision the future as the residents of the Township and Village would like to see it.

The over-arching goals that our community is seeking to accomplish are:

- Maintain our small town character - low to medium density housing with eateries, shops and retailers.
- Maintain the beauty and environmental significance of our natural resources, i.e. beach, shorelines, waterways, woodlands, and wetlands.
- Provide places for housing of many types and sizes that also maintains "small town" character.
- Maintain and improve our recreational opportunities and facilities for outdoor activities such as camping, hiking, biking, boating/sailing, fishing, hunting, bird watching, cross country skiing, running, kayaking, etc.
- Provide adequate public services with considerations for public transportation.
- Leverage the school/community connection.
- Annual Channel Maintenance & Viability

Maintaining our small-town character is based on its people, who have common interests in preserving our natural features and historic values.

As with the 1997, 2008 and 2019 Community Surveys, the vast majority of respondents agreed that Pentwater has a small-town character where “it takes a Village” is truly lived out daily.

2021 Pentwater Senior high school graduate Shelby Brown eloquently stated in her graduation speech that “Pentwater has remained a light in the darkness and a source of strength”. Similarly, the natural features of the area were noted by 90% of past and current survey respondents as a factor in their decision to move to or remain in the area.

Achieving our goals will require the Pentwater Community to carefully consider the proper location and design for new development and redevelopment to ensure that natural features

are not unnecessarily disturbed, and that development fits the fabric of our community character.

With careful planning, as a community, Pentwater can offer a desirable quality of life for those who wish to live and work in the area.



Future Land Use Goals - Industrial & Commercial, Residential & General

Industrial & Commercial:

Goal # 1 New commercial, tourism related, or industrial development will be planned in locations where they fit the fabric of the community; where existing and potential new homes will not be negatively affected; and where services are adequate.

Goal # 2 New development will be of limited size, scale, and intensity, in keeping with character of the Pentwater Community.

Goal # 3 Pentwater Township and Village will cooperate to ensure that new commercial development does not detract from the economic vitality of the Village business district.

Residential:

Goal # 4 Land use decisions will foster the development of attainable housing for young families and seniors who wish to retire here.

Goal #5 Residential land uses will be provided for more attainable homes. Factors that may be used to make homes more attainable may include higher densities, wider areas of infrastructure/utilities coverage, inclusion of a variety of housing types, and providing paved roads.

Goal #6 New areas of residential development will have the same neighborhood characteristics as those already found in the Pentwater community. These characteristics include paved roads,

sidewalks, adequate low emission lighting, well placed open spaces for recreation, and a sensitivity towards natural features (woods, dunes, shoreline).

Waterfront:

Goal #7 Launch a design study to increase public access to Pentwater Lake; Develop a strategy to better cope with wide variations of water levels.

Goal #8 Develop an ongoing dredging plan for the channel to keep our channel navigable.

Goal #9 Leverage PLA, Friends of the Pentwater Watershed and PLIB knowledge resources for the benefit of water and watershed quality; Include consideration for a sanitary sewer system along the entire lake shore of Pentwater Lake.

Transportation & Infrastructure:

Goal #10 Ensure continual access to Lake Michigan from Pentwater Lake as a thoroughfare for tourism, recreation and a harbor of refuge

Goal #11 Ensure expansion of water, sewer and stormwater utilizes to support residential and commercial growth

General:

Goal #12 Decisions regarding locations for new development within the Township will consider the capability of the Pentwater Community to provide a suitable level of public services, be of coordinated size and density, and preserve the natural character of the landscape.

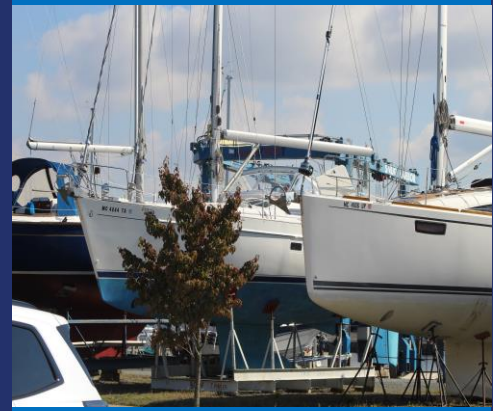
Goal #13 Increased likelihood of downed trees as wildfire fuel warrants an expansion of water main line infrastructure and vehicle access for fire suppression. Expand fire department education program targeting residents to create buffer zone around individual homes and beach access.



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Chapter 7 - Charting Our Future - Part A - Waterfront

The principals governing waterfront land use rest with the desire of residents and officials to preserve the attributes that make Pentwater a desirable place to live, play and work. This section addresses the current state of our waterfront and waterfront planning.



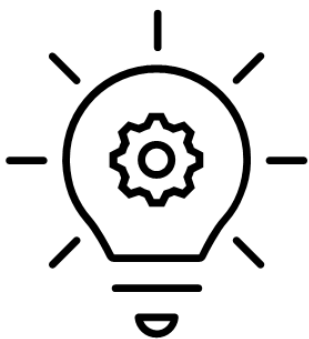
PRESERVING OUR SMALL TOWN WATERFRONT CHARACTER

Pentwater’s viability is centered on the preservation of it’s small town, rural character and natural features of the area, while recognizing that new development will occur and must be planned. It is also based on the recognition that these attributes are fragile and that steps will be necessary to protect them.

Future land use decisions for Pentwater must be guided by the Vision and Goals noted in Chapter Six

Water is the most perfect traveler because when it travels it becomes the path itself!

Mehmet Murat ildan



Chapter Highlights:

- Waterfront Improvement Objectives
- Description of Current Waterfront Facilities
- Compliment the Pentwater Community Parks & Recreation 5 -Year Plan

Waterfront Land Use Objectives

- Promote waterfront open spaces and placemaking.
- Supports waterfront living.
- Promote collaboration across Township and Village organizations to maintain water quality.
- Improve access to the waterfront for recreational uses such as fishing and boating
- Implement a waterfront design study to include responsible waterfront living to enhance water quality and shore preservation
- Identify future waterfront open space expansion for placemaking and recreation
- Promote collaboration across Township and Village organizations to manage and enhance waterways

Current Waterfront Facilities

The marina area or as some call it - the Marina District- offers views of the water, including the Fourth and Third Street dead-ends at the waterfront. There are no clearly identified markers of park areas or public access to the water.



Links to Charles Mears State Park from the Village downtown and marina areas could

benefit from directional and information signs. The proposed designated bike lane on Lowell Street, (part of the Complete Streets design) does assist in providing a formal entrance to the park, and encourages walking and bicycling use.

The Village Marina is on the southern edge of the Downtown Commercial District and has both seasonal and transient slips for boaters from near and far as well as local charter fishing operations.

Pentwater was awarded a state grant to upgrade the marina’s electrical system to accommodate larger sailing and yachting vessels, and as Covid-19 restrictions, lifted the work was completed during the fall and winter of 2020 just in time for 2021 boating season.

Because of its proximity to downtown, it is a welcoming and walkable connection to downtown Pentwater for seafarers. The marina building contains the harbormaster’s office, 2 public restrooms and mariner bathing facilities.



A gazebo and a bounty of picnic benches adorn the grassy park areas along the perimeter of the marina utilized seasonally by boaters, shoppers, and a waystation for cyclists enjoying a waterfront respite.

The Pentwater Sportfishing Association (PSA) has contributed to the Village in support of marina improvements and maintenance over the years and hosts many fishing tournaments and educational events to grow and sustain sportfishing in Pentwater. PSA has worked with

the Village to add an information booth at the fish cleaning station in 2021 that will communicate information such as parking, accommodations, fishing charter boat contacts, water sport rentals, events, village amenities and food. It is important to note that Charlies Marina and Snug Harbor Marina also play a vital role in supporting sportfishing activities in our community.

In the course of Master Plan community involvement efforts, a number of improvements were discussed that are not necessarily land uses to be recommended in this plan but can enhance the community and are included here for consideration.

1. Upgrade bathroom & showers facilities
2. The fish cleaning station is a community asset addressed in the Pentwater 5 Year Parks & Rec Plan . Since parking for fishermen with trailers is an issue, explore the addition of a state of the art fish cleaning station near the Public Boat Launch(s)
3. Explore grants for floating docks or improved docking system/layout that can adapt to changing water levels, and expanding the number of slips for both transient and seasonal boaters
4. Consider adding a business center that could be utilized by both boaters and seasonal visitors, complimenting the capabilities of the Pentwater Township Library. Upgrades to offer higher broadband speeds should be considered or a billable visitor internet access package offered with slip fees.
5. Widen and light the public walking areas to increase pedestrian safety.

The Village Boat Launch

Located off Lake Street on the east side of the Village, this facility is a paid launch on the honor system. Boaters, PWCs, and Kayaks utilize this launch location with trailer parking

for roughly 24 vehicle/trailer combinations. The Pentwater Junior Sailing Program also operates out of this location.

There is a gazebo/shelter for shared use among the community residents and visitors for picnics, and instruction of junior sailors. There also is a public restroom at this location. Commercial access for loading/unloading barges is an asset to our lake.

Therefore, while currently limited in shoreline expansion, this is an area that could be expanded to address the need for increased public access to the waterfront.

In the course of Master Plan community involvement efforts, a number of improvements were discussed that are not necessarily land uses to be recommended in this plan, but can enhance the community and are included here for consideration:

- a. Fish cleaning station for boaters with trailers that utilize the launch, to ease downtown congestion and would include enhancements suggested for the Village Marina cleaning station, improve existing trash receptacles and develop a maintenance plan.
- b. Include bicycle racks
- c. Partner with the Pentwater Lake Association (PLA) to advance lake stewardship messaging.
- d. The Parks & Rec Plan will consider expanding the number of ramps to provide in / out sections, and to repave the ramps to ensure safe launching of boats and work barges.

Piers and Light Houses - Channel to Lake Michigan



- a) Lighted night navigation is critical and the north and south pier light structures are the responsibility of the US Coast Guard to maintain these Aids to Navigation. Both are in fairly bad repair. Our channel taskforce and Pentwater Harbormaster need to continue to press the Coast Guard for repairs.
- b) PSA does install the channel edge marker lights each year, and provides the blinking No Wake Buoy lights inside PW Lake, while the US Coast Guard is responsible for maintaining the Aids to Navigation

The Pentwater Approach to the Charles Mears' State Park

While the park is under the ownership of the State of Michigan, the approach to the park is primarily achieved by walking down the channel walkway from town or from Channel Lane Park, or by driving down Lowell Street to the end or into the Mears State Park parking lot/campground entrance.

These avenues represent some of Pentwater's greatest assets and sources of community pride and joy. Therefore, the end of Lowell Street has been the focus of Complete Streets improvements, such as:

- a. Expand and upgrade to maximize area for biking, and walking for better access to the beach.
- b. Maximize area for bike storage, as well as car and golf cart parking.
- c. Consider designs for a vertical structure with points of interest map to be put in the cul-de-sac of Lowell St. at the beach.



Sportfishing/Charter fishing

- a. Support and expand Pentwater's unique sportfishing industry. Expand safe fishing opportunities and address issues through collaboration between Pentwater Sportfishing Association, PLA, the Village and the Township. Utilize PSA's updated list of active charter boats listed on PSA website.



the location for the early breakfast or the destination eatery.

- d. We recommend continued discussion about and collaboration with the DDA and Chamber on plans and visions to address these needs in the future.

Pentwater Marine Institute - an idea worth considering as an outgrowth of the 2015 Sustainable Harbor Study (Charette)

- b. Sportfishing directory and brochures at the village marina for visitors to easily find and contact local captains.
 - c. An opportunity to add slips may exist at the Charter Boat Dock/slips central area at the Village Marina. These slips ideally would be close to the fish cleaning station, local fishing information and become a “Fisherman's Docks” area, which will surely invite more tourists to the area. Space for additional dockage is a potential issue along with perceived competition with private marinas. We would rely on Community Ambassadors to navigate these and other issues.
- a. Utilize local to help make this a unique feature of the Pentwater area maritime experience, adding to the Pentwater area’s educational and employment opportunities. Our community’s dependence on the marine industry warrants the development of such tradespeople.
 - b. Explore a partnership between the University of Michigan Marine Architecture Department, The Great Lakes Boat Building School in Cedarville, Michigan Tech University, or some other appropriate and suitable institute. This project definitely calls for partners and champions to happen.

Waterfront Restaurants, Hotels, and Facilities

- a. Strategize to increase the local restaurant services year around. Sport fishers and other outdoor enthusiasts have commented on the need to have early morning breakfast (5am) services available.
- b. Help make Pentwater a food destination with unique dining experiences that people would travel here specifically for. This would flow over into shopping, and accommodations traffic particularly in the fringe or off seasons.
- c. The Channel Lane Inn and other accommodations are great, yet it still feels that Pentwater could use another boutique style hotel or Inn. Perhaps that could also be

Monroe Road / Pentwater Lake Waterfront View

- a. Explore the possibility of a public-private partnership with land owners to improve the view of Pentwater Lake from Monroe road just south of the Village limits. This is a particularly unique view and entryway into the Village. We could make it even better. We could consider a vegetation maintenance program along the shore after road improvements are made to have great waterfront views and access/parking for Ice Fisherman as this gets pretty busy there.
- b. Build out the shoulders of the road, in some places, to accommodate parking for shoreline users along Longbridge Road and Monroe Road along Calico Bay. Improve the handicap parking designation at the

fishing bridge portion of Longbridge Road so that non handicap parking does not block the handicapped areas by parking in front of them.

c) See the Pentwater Parks & Rec plan for potential Chester Street Park improvements including flush restrooms and bike repair/air station.

d) Repair the bank erosion at the road end on



Manchester and around the platform at Chester Street Park.

Parks Usage, Improvements and Additions

- a) Negotiate a public-private partnership with the Yacht Club to redesign parking in the south/west portion of the Village Green for the benefit of all Village Green users including the Civic Band and Farmers Market vendors.
- b) Cedar Point Park (a county park in Pentwater Township) should be explored for improvements and access to the beach, portable toilet, and picnic areas. Another good place for a Kiosk that helps tie all of the waterfront possibilities together. This would benefit Pentwater, the Silver Lake area, and town of Mears in Golden Township to the south of Pentwater Township. This is the Southwest Gateway to the Pentwater Community, and a diamond in the rough. Certain improvements are already underway and could be expanded.



Kayak Recreational Plan

- a) Collaborate with our local Kayak shop and sporting stores to develop a Kayak user's guide to help people plan their visit and water sport choices.
- b) Develop the possibility of opening up the Pentwater River for a Hart to Pentwater

River trail as a paddling destination. Being a trail town for biking, kayaking, canoeing, cross country skiing, and hiking opens up great economic opportunities for the area.

- c) Improve the road ends in both the Village and Township that terminate at Pentwater Lake. Improvements could include accessible kayak racks and launch and water taxi dock. Road ends include Manchester and Suffolk Streets, East and Center Streets, Third and Fourth Streets. Parking again is an issue.
- d) The Township Boat Launch could use some trash bins and perhaps some signage regarding the parking area and it's limits. PLA does have both installed at the Village Boat Launch.
- e) Take a look at the Longbridge Road area for improvements. This could be another spot for a watersports/Pentwater info kiosk. The Fishing deck and bridge could use some better traffic, parking, and pedestrian signage, as well as some maintenance to the fishing facilities like collection of trash and fishing line etc. Investigate if there is a way to have a portable bathroom here. This is also a great place to bird watch and photograph waterfowl etc.

Also as part of the Kayak "Water Trail" from Hart to Pentwater, this would be an opportunity for a designated portage area from the Pentwater River into Pentwater Lake.



Maps / Signs / Walkways

- a) Maintain/refurbish the historical displays along both sides of the channel walkways, Village Marina walk, and water tower park. Consider putting all historical displays back up downtown as in previous years to add to the "Walkable Pentwater" experience.
- b) Lowell Street seems to be the link between downtown and the beach. The Village should consider linking together downtown, Bridge St. Park, Channel Lane Park, and Lowell Street. The "Walkway" would include amenities such as sidewalks, benches, wayfinding signs, historical signs, art, and lighting. Maybe we can also make this "Walkway" attach to the Village Green and Yacht Club, i.e. Second, Dover, Green, Bridge St., Mears St., and Lowell. Consider painting it green or color code to make it easy to follow.
- c) Consider a wayfinding system of signs, maps, and apps, with info and walking directions to desired destinations. This could be a well designed series of signs placed in strategic locations to direct people from one place to another such as lodging, shopping, restaurants, public restrooms, parks, beaches, activities and Police station.
- d) In addition to an electronic app, and sign, we should also have actual printed maps that people can take with them. Perhaps this can be administered by Parks and Recreation or by the Chamber of Commerce. This system could be utilized in every park and public venue, not just the waterfront. Possibly make an App or URL reader friendly format for all of the above information.

Dinghy and Shoppers Docks

While the Village has addressed the Dinghy and the Shoppers Docks at the end of Fourth and Third Streets in the Village. Suggested improvements can be found in the Pentwater Parks & Rec Plan.

Future Land Use Map - Township and Village at the end of Chapter 9

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Chapter 8 - Charting our Future - Part B - Housing

The principles governing land use rest with the desire of residents and officials to preserve the values that make Pentwater a desirable place to live.

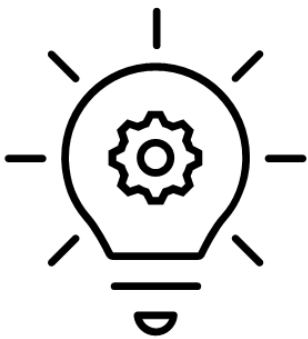
This section addresses the current state of housing, and also includes a description of types of housing that are missing or needed.



A BALANCED APPROACH

The Pentwater community has expressed a desire for more diverse housing opportunities that are aligned with the character and vision of the community. Business owners have also expressed the need for housing to support seasonal workforce. Quality housing that is both available and attainable is critical to sustain a stable, and perhaps growing population.

*Pentwater
Community
addresses
Missing Middle
Housing for
attainable growth
options!*



Chapter Highlights

- Description of current housing needs
- Description of types of housing to fit the character and socio-economic drivers of the Village Core, “Suburban” Village, and the Township
- Comments about housing from the community workshop

Current Housing Land Use

Principles

The housing recommendations in this master plan reflect the needs expressed in the community visioning process, which are to maintain the character of the village and township, to help sustain a thriving business community open year round, and to seek opportunities to create attainable housing for a broad range of life stages.



Preserving the character of the communities within the community!

Like many mid-west communities in the United States, there are subtle and some not-so-subtle differences between Pentwater and the surrounding communities. Density is a major factor that this master plan is designed to address, including housing opportunities that align with the character of three distinct community categories:

- The core village
- The “suburban” fringe
- The township

Housing Plan - Key Points:

- *Create diverse housing opportunities for all stages of life, including:*
 - *Workforce*
 - *Starter homes for young singles and families*
 - *Mid-life and retirement*
 - *Aging with assistance*
- *Retain the character of the core village, surrounding area and township*



Our current demographics including current age of our population, the density of our population, and the other key social-economic factors such as income, education and employment all serve to define the existing housing market.

The Community Visioning Sessions helped to expose barriers to addressing desired housing and where we need to make land use decisions to encourage the development of missing housing in our Village Core, the Suburban fringe, and the Township, outside the Village.

The concept of Missing Middle Housing, that were commonly available pre-WW II, such as duplexes, fourplexes and courtyard homes affordable options for a diverse population at that time in history.

What is the Missing Middle?

An estimated 60% or more of homes in the community are non-homesteaded, vacation houses.

These homes are well maintained, but not available for year-round rentals. Few are available for purchase; low supply drives up the price of homes.

In order to sustain a vibrant business district and year-round population, Pentwater needs attainable housing options where young working families can put down roots in the community.

This category is sometimes referred to as the “missing middle” because in many communities, there are just very few attainable houses for working families.

Missing Middle housing is the idea of providing a range of dwellings or homes –compatible in scale and form with detached single-family homes–located in a walkable neighborhood. (Source: *Missing Middle Housing: Thinking Big and Building Small to Respond to Today’s Housing Crisis* by Daniel G. Parolek)

Communities who invest in housing that is attainable for these families will see positive growth as they seek safe, walkable, friendly environments to raise and educate their children.

The benefit of pursuing missing middle housing options in Pentwater is that they provide much needed additional housing and support the expansion of the retail season with additional year-round residents.

The housing section will describe a range of current innovative housing solutions that will help the community create incremental population growth, support the business community, and retain our remarkable character...part of the comprehensive vision to sustain a healthy and vibrant community.

At the risk of stating the obvious, any future development should also enhance rather than detract from the natural beauty and existing character of the community.



Village Core



The Village Core contains attributes that include critical land use elements: higher density two-four unit housing, mixed-use buildings for commercial, retail and residences, single family homes and accessory dwelling units (ADUs); public water and sanitary sewer lines, storm water management; public services like garbage and leaf pickup, walking distance to Village and Township services, and amenities like shops, social establishments (restaurants/coffee shops/etc), post office, library, and school (and possibly even walk to work!!)



Residential Future Land Use

Classifications in the Village Core

High Density Residential Future Land Use Classification

High Density areas are intended to be served by public utilities, where possible, and to provide additional housing opportunities for new residents, in keeping with the Residential Land Use Principles.

High Density areas will generally require public services, especially public water and sanitary sewer, be served by paved roadways, and sidewalks designed to limit any negative effects on existing homes. Densities will range as high as eight (8) units per acre, where proper public utilities are in place.

The Workforce and Retirees & Seniors could benefit from the type of housing that resides in or could be introduced to the Core.

The Workforce

Workforce housing can refer to any form of housing, including ownership of single or multi-family homes as well as occupation of rental units. It is generally understood to mean attainable housing for individuals whose earned income is not sufficient to secure quality housing in reasonable proximity to work. In the Pentwater community, there are very few apartments, boarding houses, or year-round rental opportunities available.

Our community is not alone in this dilemma; two Colorado communities with population sizes equivalent to Pentwater Township and Village have purchased a six-bedroom bed-and-breakfast and converting it into dorm-style housing for local workers to support their ski season.

Some business owners have reported the difficulty of recruiting workers for the summer season, and one contributing factor is the lack of availability for attainable living spaces for seasonal workers. Many seasonal positions have customarily been held by high school & college students, with the expectation that they

will find housing with a grandparent or family member living in the Village or Township. Alternatively, accessory dwelling units that share parcels with conventional homes such as converted garage or other accessory structure could be considered.

As part of the community desire to support the business community, the availability of attainable housing must be a central strategy to support a more robust tourist season. To this end, the Pentwater Community should consider expanding and diversifying available housing options.

Retirees & Seniors

Pentwater's current housing situation is characterized by many well-maintained single family homes that sometimes become retirement homes.

They may start in a single-family home but when the time comes to give up the large single family home whether it be a maintenance issue or proximity to hospitals, medical care, and pharmacies makes aging in place a challenge in Pentwater.

Multi-unit or mixed used housing such as a condo over retail building is one way to successfully serve the needs of seniors as they age. While continuum of care or assisted living housing with onsite medical assistance do not exist in either the Village or the Township, such living options for seniors could free up housing for families.

As stated during the Vision Sessions and focus groups, aging folks would rather stay here - they love it - but have a need for housing that support a more "age-friendly" lifestyle, including services such as transportation to medical appointments, meal preparation and shopping assistance. Multi-unit housing, that looks similar to a single-family house, with a similar size and shape, but has 3-4 units that can accommodate multi-generational single families.



Young Singles

Mixed-use structures that incorporate multiple functions, such as retail shops, restaurants, office space and housing units above are popular among young adults and today

Working Families

Multi-unit housing, that looks similar to a single-family house, with a similar size and shape, but has 3-4 units that can accommodate multi-generational families may also present attainable living for young families.

Suburban Fringe



Our Suburban Fringe area lies outside the immediate Core of the Village: medium density such as multi-family (more than 4 attached units), single family homes, well water, septic fields and fewer public services are more common but may include a bicycle, golf cart ride or increased walking distance to town.

Medium Density Residential

New locations for Medium (and High) Density Residential land is concentrated to the east of the Village. Part of the intent for placing homes at a moderate density in this area is to decrease the infrastructure costs that would be necessary to serve such higher intensity uses elsewhere within the Village or Township.

Directing growth to the east is also intended to preserve the natural character of those areas closest to the Lake Michigan and Pentwater Lake shorelines. Maximum density in the Medium Density Residential designation should not exceed 5 units per acre, or approximately 8,000 square feet per residential lot.

As demand increases, we can anticipate “suburban sprawl” and desire for many of the same neighborhood attributes and characteristics already present in the Village Core, including paved roads, sidewalks, adequate lighting, well placed open spaces for recreation, and a sensitivity towards existing natural features (woods, dunes, shoreline).

Public services, especially public water and sanitary sewer will also generally be desired, especially where single-family lots less than 12,000 sq ft. in area are desired.

Suburban Fringe Living

Young Singles

Townhomes that look similar to a single-family house, with a similar size and shape, but has 3-4 units, some larger and some smaller for affordable rentals



Retirees & Seniors

Zoning Permits illustrate that a number of retirees have chosen the Pentwater community as a location for their active lifestyle and for the beauty and resources available. The quaintness, safety, neighborly character, and walkability that attracted many seasonal residents are the same attributes that create their desire to “age in place” and retire in Pentwater. Friendships, church and social memberships and activities have become important aspects of a quality senior lifestyle.

Cottage Communities create smaller-footprint housing with central gathering areas, and central services with multi-function rooms for medical appointments, recreation and social gathering.

Workforce/Seasonal Workers

Multi-unit housing, that looks similar to a single-family house, with a similar size and shape, but has three - four units, some larger and some smaller for affordable units may present desirable options in the suburban fringe as well. Located within walking or bike riding

distance to the Core Village, seasonal workers and Young Singles find these options attractive and attainable.

Working Families

Attached single family structures on a smaller lot size than current zoning allows. These “form-based” zoned structures preserve our small village character, yet also provide a transition from the Village to larger lot Township living.



Township & Lakeshore

Pentwater Township completely surrounds the Village municipal boundaries.

Low Density Residential

Density in this category is limited to a minimum of two acres per lot. Most of this development is concentrated along the major roadways which radiate from the Village, paralleling the shoreline, east to Weare Township and north via Pere Marquette Highway or U.S. or south through Hart and Golden townships. It is likely that much of the residential development in this classification will occur along existing roadways.

Although development of this nature is not unusual in rural areas, it does present some practical problems. First, the number of driveways along these roadways can become a traffic issue, particularly in areas where zoning allows relatively narrow lot widths. Although individually these driveways do not generate

excessive amounts of traffic, over time an increase in their number on a busy roadway can present problems with additional turn movements, especially where vehicle speeds are high.

As development along roadways increases, property owners are also more likely to demand better maintenance. Over 73% of the Community Survey respondents thought that improving existing roadways was an important issue for the area provided that no additional property tax revenue is sought for this purpose. This issue will likely continue to appear as more development occurs along these roadways.

Finally, homes spaced out along roadways, particularly when near the street, tend to detract from the rural character of the area when the view is more of buildings than of open space. A byproduct of strip residential development, the inefficient use of land, also occurs when homes are placed near the front property line. A number of properties in the Township are divided into relatively large lots, with the frontage taken up by individual homes.

This type of development tends to create relatively deep lots which leaves sizeable portions of properties cut off from road access and essentially unusable.

While this may not be a problem for the original and some subsequent owners, others may look for opportunities to use the back portions of these lots for further development and seek variances or other approvals from the township to do so. The Land Division Act provides opportunities to limit the depth of lots created without the filing of a plat, but access to interior properties will continue to be an important consideration in reviewing future development proposals.

In addition, the Community Survey revealed considerable concern about the quality of groundwater that will be available in the future. Without access to public utilities, protecting the source of well water will be very important for the long-term welfare of Pentwater’s residents.

Medium Density Residential - Primarily along the Lakeshore

This classification serves a number of purposes but is intended primarily to reflect the platted properties from the late 19th and early 20th centuries. It also serves as a transition from Low Density Residential to Rural Residential and the larger Rural Residential and Public/Semi-Public recreational land uses.

Locations for this land use are concentrated along the southern shore of Pentwater Lake and along the shoreline of Lake Michigan north and south of the Village limits.

Development within Lakeshore Residential areas must be sensitive to the need to preserve the qualities that make lakeshore living desirable, while at the same time protecting the benefits of the shoreline for the general public.

Rural Residential

Lands placed in this classification shall be primarily identified for large lot, low density, residential development with a minimum of 10 acres. Much of the area in the southern part of the township is in the Pere Marquette State Forest. Areas in the northern part of the township contain larger parcels. The intent of this classification is to recognize the lack of public services and roads, and to protect the qualities of rural living enjoyed by Pentwater residents.

Where development of land is requested, the densities and design of such proposals should be of a nature that will continue the rural character of the area or permit use of a portion of the land for preserving open space or natural features. This may be accomplished through the use of cluster, or open space development.

Clustering provides for a dense concentration of development in a limited area, with the overall, or "gross density" of the site remaining the same. Although clustering may increase the net density for a smaller area of a larger parcel, the gross density should still fall into the requirements of the Master Plan and

subsequent zoning regulations. The object of clustering is not to increase the number of units developed, but to regulate the amount of land disturbed by structures, lawns, and drives.

Allowing cluster development through the use of a planned unit development (PUD) provides the opportunity to ensure that land will be kept free from future development. Apart from being a requirement of the PUD, preserved open space may be deeded in equal parts to the property owners as an undivided interest of the cluster with restrictions on individual sales, requiring approval of a majority (or greater number) of the remaining owners. Regardless of ownership, the remaining acreage would not be permitted to be developed with additional housing units.

Other land use techniques may become available for use in these areas, such as the purchase or transfer of development rights, private property restrictions through land donations or conservation easements, as well as other available methods.

Township Living

Retirees & Seniors

A larger, multi-unit development with centralized space for meal service, medical appointments and social activities would serve the needs of those who want to remain in Pentwater when they no longer are able or want to maintain a single-family home.



Workforce or Young Single

This option is becoming popular in many resort communities, where the homeowner adds an accessory dwelling unit (ADU) on an existing lot - perhaps an affordable option for the seasonal workforce or a young single. Additionally, young families that are settling down can supplement their housing costs through rental income, perhaps to their parents or younger singles.

Young Singles and Families

In order to provide options for young singles and families, the Pentwater Community should consider the expansion and diversification of available housing options, especially for those making their living in high tech or IT industries and/or work remotely.

Many young people are attracted to the community for our natural resources and outdoor activities and can telecommute or commute to the workplace less frequently than older generations could.

It is likely that the trend for remote work options may attract these young singles and families to communities who are ready to welcome them - which in large part depends on if we have diverse housing solutions available.

Recognizing that Pentwater village and township have beautiful natural resources here and nearby, we can capitalize on these resources to attract young singles and families.

Housing for all Ages and Stages

- Diversify Housing Options - mixed use housing, multi-unit housing, multi-generational structures, cottage communities, ADU (Accessory Dwelling Units), Boarding houses/Converted B&B's
- Modify the Future Land Use Map to enable the creation or modification of Zoning District(s) to accommodate higher density housing with adequate parking
- Adopt a "form based" zoning code that preserves the small town character but opens up Zoning Districts that have a mix of single family homes & higher density housing (multiple unit) options
- Address barriers - negative perceptions of alternative/dormitory housing arrangements; parking concerns; noise & nuisances; availability of long-term /year-round rentals, access to healthcare workers/aides, stigma against mixing seniors with families with small children.
- Utilize land available on the eastern boundary of the Village for multi-unit housing and a life-cycle accommodation/continuum of care community

Overall Housing Preferences

Based on community input gathered in August of 2022, in general, there is some support for mixed use/live/work units in the downtown area and for townhomes in other areas of the village. There is some support for senior housing downtown, but no support for attainable housing downtown...consensus is it should be near but not in downtown.

Sample comments:

- Support for downtown housing units, less than 30
- Parking for higher density housing, like for hotels should be a combination of onsite with some street parking
- Targeted for young families (plus all)

- Does not fit downtown culture; yes to development of affordable housing outside downtown
- Not downtown for seasonal or affordable housing
- Condos with mixed use are good for downtown
- Convert wire factory to housing
- Support affordable housing downtown, focused on seniors. Family housing should be outside of downtown
- No short term rentals
- Support for downtown housing with 10-20 units for seniors
 - With onsite parking
- Yes to downtown housing...small to offset current use for young families (and all)
- Yes to apartments with 20-30 units, affordable for workers; not realistic on waterfront, but should be close to village
- No place for affordable housing downtown
 - Parking is already an issue
 - Add affordable housing east of downtown
- Do not support attainable housing downtown, but support it elsewhere

Each short-term rental is one less home in our community to house teachers, families with kids in school, and year-round residents who volunteer and shop locally. That said, in Pentwater, the pattern of rentals is predominately made up of visitors who have returned for repeat vacations for generations and feel a deeply rooted sense of community here.

While in general, housing prices in the Pentwater area have increased, the competing demand for short-term rentals is not the sole driver of this trend. Rehabilitation of older housing has also contributed, as evidenced by the number of home improvement building permits.



Managing Short Term Rentals - Balancing our Community Economy

The visitors who come to Pentwater and other communities in NW Michigan spend money at local businesses and may even relocate to the area some day. It is also important to understand the balance needed to keep housing available for families, students and the local workforce.

Short term rental is defined by the proposed Michigan house bill 4722 as any number of days from a single night to 30 days. The IRS has rules for rental property and minimum number for days per year requiring filing. The IRS only allows 14 days of personal use when treating vacation property as an income source.

Zoning and permitting alone will not create a balanced approach to our community housing needs. A number of options are under consideration locally and in other communities.

Triggered by a 2022 STR moratorium capping licenses, the Pentwater Village Council currently has appointed an ad hoc committee tasked with understanding real estate market forces and investigating the number of vacation rentals to be licensed in the Village annually. STR licensing fees and occupancy taxes could be used to pay for inspectors and enforcement.

Future Land Use Map - Township and Village at the end of Chapter 9

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Chapter 9 - Charting Our Future - Part C - Commercial/Industrial

As with Chapters 7 & 8, the principles governing commercial/industrial land use rest with the desire of residents and officials to preserve the traditional character and improve the aesthetics that make Pentwater a desirable place to visit, play and work.

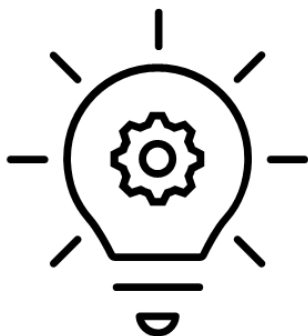
This section addresses the current state of our commercial/industrial land uses.



COMMERCIAL/INDUSTRIAL CONSIDERATIONS

Supporting local growth through innovative land use will help the community grow in a way that is consistent with goals discussed and refined during the community vision and feedback sessions.

The Pentwater business district is central to the character of the community, and entices tourists to shop and enjoy both the Village and Township.



Chapter Highlights

- Description of land use goals
- Description of land use designations
- Overview of current commercial principles and land use classifications, including the central business district
- Description of current industrial land use principles
- Future Land Use Maps - Village & Township

New commercial, tourism related, or light industrial development will be planned in locations where they fit the fabric of the community; where existing and potential new homes will not be affected; and where services are adequate. New development will be of limited size, scale, and intensity, in keeping with the rural, small town character of the Pentwater Community.

Decisions regarding locations for new development will consider the capability of the Pentwater Community to:

- provide a suitable level of public services,
- be of limited size and intensity, and
- preserve the natural character of the landscape

Pentwater Township and Village will cooperate to ensure that new commercial development does not detract from the economic vitality of the Village business district.

As stated in Chapter Seven - Waterfront, one of our Goals should be to make Pentwater a food destination with unique dining experiences that would inspire people to travel here specifically for that experience. This would flow over into shopping and accommodations, particularly in the fringe or off seasons.

In addition, the Channel Lane Inn and other accommodations are great, yet it still feels that Pentwater could use another small scale boutique-style hotel or Inn. Perhaps that could also be the location for early breakfast, a destination eatery or new offices for the Chamber of Commerce.

Commercial Land Use Objectives

- A. Downtown land use should ensure that retail development is concentrated on Hancock and office/services are directed to side streets off of Hancock. Residential development should be considered as an accessory use to commercial uses in this district.
- B. Development outside of downtown may be appropriate and land zoned accordingly, if the following criteria are satisfied:
 - Necessary land or buildings are not available within the downtown that would accommodate the use.
 - The site is located where residential development will not be impaired or negatively affected.
 - The development provides goods or services that are not, cannot, or should not be provided in the downtown.
 - Provides goods and services that are principally for Pentwater area residents, rather than serving the regional market. This is intended to discourage large scale, regional shopping areas, which are not appropriate to the land use character desired by the Pentwater Community.



ARCHITECTURAL STYLE STUDIES

When time comes for remodeling businesses or new construction, should we encourage...
 A traditional, formal style, where small town America does business?
 Or a classic, coastal community style where America comes to play?

C. Commercial development outside the downtown will meet the following criteria:

- Not be developed in a strip commercial fashion.
- Be located on and direct traffic to streets other than those strictly serving neighborhoods.
- Provide adequate building and parking setbacks, buffering for adjacent residential uses, have limited access points to the main street, be sensitive to natural features (woods, dunes, shoreline), have moderate sized signs, and connected to public utilities.

Land Uses Identified during Community Assessment and Workshops:

Existing	Desired
<ul style="list-style-type: none"> • Small Scale Retail • Bank • Services / Barber/Beauty Salons • Restaurants/Bars • Government - Village & Post Office • Culture/ Religion • Recreation 	<ul style="list-style-type: none"> • Extended Seasonal Living • Brownfield Plan for Wire Works Bldg/Lo • Boarding Houses/Dormitory • Boutique Hotel/Inn



Downtown Pentwater

The Commercial District in Downtown Pentwater can be viewed in terms of the following breakdown:

Transition North - First Street to Lowell along Hancock Street encompassing the US Post Office, the Village Hall, some retail/houses/recreation establishments, and the Centenary United Methodist Church.

Village Center - 1st Street South to 4th Street along Hancock and associated side streets both east and west of Hancock Street

Marina District - 4th Street south to 6th Street along Hancock incorporating the Village Marina.

Transition South - Along 6th Street to Charlie's Marina including Snug Harbor Marina & Laundromat and Cenzo's Italian Deli and Market.

Downtown Expansion and revisions to the existing Future Land Use map to consider are:

- Incorporate Transition North into Village Center
- Incorporate land west from Hancock to Dover Street
- Incorporate land east from Hancock to Carroll Street from 3rd Street to 4th Street
- Incorporate land east of Carroll to Wythe Street from 5th Street to 6th Street

Central Business District

Most people not only readily identify views of the water as being part of the image of the Pentwater Community, but views of the Village's central business district as well. The Village has undertaken a series of improvements to enrich the physical image of the downtown and to improve its economic climate.

Distinctive elements of the improvements, including lighted trees, benches, stylish trash cans, pet waste stations, PUBLIC Wifi, flowers (daffodils and mums) to brighten the base of trees and bike share program.



Shopkeepers have invested in the attractiveness and appeal of their establishments with fresh paint, siding and traditional sand brick, and other improvements, all of which have enhanced the image of our community that is alive and inviting.

As detailed in Chapter Two Pentwater History, one of the unique aspects of any older downtown area is its older buildings. While these buildings contribute to the character of the downtown, they also often present challenges to their owners. Even the most recent master plans recognized the limited size of the buildings tends to restrict the variety and volume of merchandise that may be offered. As a result, many of the basic shopping needs, such as groceries and pharmacy supplies, are more difficult to sustain.

Historically, shopkeepers and owners have resided in space above their stores in central or

downtown business districts in order to be in close proximity to their business at all times as well as to minimize housing and business costs.

As a result of the introduction of enclosed and strip malls, traditional downtowns have experienced a decline in business due to the convenience of these newer shopping venues. However, today's retail trends such as the emergence of food coops and mixed-use operations are spawning new life into communities gutted by the closing of suburban big box stores.

Other physical limitations, such as the lack of centralized parking, also complicate the successful operation of these businesses.

Finally, since a number of the businesses are seasonal, operating primarily in the spring, summer, and early fall, it is difficult to sustain a "critical mass" of activity to sustain the year-round businesses.



This raises the key issue of the ability of the downtown to improve and perhaps expand. The Master Plan calls for the principle downtown shopping area to be located on Hancock between Sixth Street and Lowell.

The proximity of Pentwater Lake and the central business district in the community provides many opportunities for lake views.

In order to restore the viability and vitality to central business districts, communities have more recently encouraged the development of residential development in these areas.

Moreover, such development is directed to the upper floors of the commercial building and is not limited only to the shop owner/keeper. Along with land classifications for mixed use in commercial districts is the consideration for limited building height increases from 35 to 42 - 48 feet by creating an Overlay/Development District.

Today several buildings along Hancock already exceed the 35 foot building height and have for decades, if not a century, the Gustafson, old Village Community Hall for example. The Downtown Development Authority boundaries need to be reexamined as well to ensure that all properties in the Commercial Districts are included in the DDA Map.



The success of the long-term revitalization of the Village downtown cannot be assured by any single group, person, or agency. A consolidated effort will be needed by the property owners, the Village and Township, and the people of the community to assure the success of downtown.

The variety of programs, funding requirements, physical development needs, and personalities dictate the need for cooperation and, where necessary, compromise.

Neighborhood Services

Over time, expansion of the downtown may be possible to Carroll Street, between Fifth Street and Second Street. And consideration should be given to the triangular area between Hancock, Third, Carol, Wythe and Sixth streets. This area offers redevelopment opportunities for transitioning between the downtown, former wire factory and the commercial uses along Sixth street leading to downtown Pentwater.

Care will have to be taken to ensure that existing neighborhoods are not affected. This area could be used for additional parking, or to permit some expansion of retail or service businesses.

The intent of the Neighborhood Services classification is to limit the overall size and intensity of commercial development and to provide such goods and services that do not compete with downtown Pentwater. Businesses and services will be those that cater to residents of nearby areas. Generally, total square footage should be limited to 5,000 to 10,000 square-foot areas or less. Sites should be located on lots of one to two acres with approximately 150 - 200 feet of lot width along a public street.

This classification will also be used to indicate the potential for highway related services near the north interchange with U.S. 31. However, these services will be in keeping with the overall intended character of the Pentwater Community and the previously stated Goals and Principles.

In particular, the location and design of specific uses must be especially sensitive to the homes on or near Bass Lake.

Lands designated for Neighborhood Services should be planned with specific consideration of such factors as compatibility with surrounding existing and planned land uses; traffic safety and convenience; shared driveways and parking areas; consistent site elements, such as signs, landscaping, and lighting; roadway improvements, including such elements as turning and deceleration lanes; and other factors that are consistent with the neighborhood and rural character.

Driveways will be located as far as possible from any public street intersection to minimize traffic conflicts, but generally not less than 150 feet from the intersection. In most situations only a single driveway will be permitted unless a professional traffic study determines that a second drive is needed to accommodate higher volumes of traffic.

The campgrounds north of the Village on either side of Hancock are noted as commercial uses on the Future Land Use Map. Ordinarily these areas might be noted as Public/Semi-Public or Neighborhood Services. However, one of the unique aspects of Pentwater, like many other similar communities, is the presence of resort-oriented land uses, most of which are seasonal. Some of these take up large land areas.

The intent of using this classification is not to attempt to deny the commercial nature of these uses, but rather to limit them to serve as resort-oriented land uses. This is, in part, an attempt to recognize their existence and vitality in the community, but not to permit these uses to transition to a more general or commercial enterprise that does not reflect the character of the community.



Office Future Land Use Classification

While most offices and related uses are typically located in the central business district, office uses such as medical and dental are not conducive to downtown locations due to a lack of adjacent on-site parking. The Plan recognizes that areas for these types of offices should be situated convenient to residential areas and along major thoroughfares. Further, due to the proximity to residential areas, the office buildings should resemble a residential structure.

A consolidated effort will be needed by the property owners, the Village and Township, and the people of the community to assure the success of downtown.

Area to consider for redevelopment (SE & SW corners of Lowell & Hancock Intersection)



Industrial Land Use Objectives:

- Industrial sites will be located where residential development will not be impaired or negatively affected
- Industrial development will generally provide employment principally for Pentwater area residents, rather than serving the regional market
- Sites shall be located on and direct traffic to streets other than those strictly serving neighborhoods
- Industrial site development shall provide adequate building and parking setbacks, buffering for adjacent residential uses, demonstrate sensitivity towards natural features (woods, dunes, shoreline), have limited access points to the main street, and have access to public utilities and services



Industrial Future Land Use

Classification

Industrial uses will generally be limited to those areas which are or may be served by public utilities. Certain Industrial uses may be permitted without utilities but will usually be restricted to those operations which do not require large scale waste disposal or water use, such as auto repair businesses and small machine and fabricating shops. Sites that generally meet the following qualifications may receive consideration for rezoning.

- Access to an appropriate roadway capable of accommodating the weights and/or volumes of trucks.
- Availability of public utilities.
- Sufficient property to accommodate generous setbacks for parking, loading, and other activity areas.
- Designed to limit any negative effects on existing homes or other uses.

One area planned for industrial growth is east of the Village on Madison Road, just west of U.S. 31 and a narrow band paralleling U.S. 31 at the north interchange.

However, most other industrial development will be deferred to the interchange with U.S. 31 in Weare Township.

Public/Semi-Public Future Land

Uses

Unlike traditional master plans, the Pentwater Community Master Plan uses the Public/Semi-Public future land use classification for a wide variety of situations. The common use of this classification is for churches, schools, government lands, parks, and other similar lands. While these uses are included in the classification, a broader range of uses is also used.

For example, the campgrounds north of the Village on either side of Hancock are noted as Public/Semi-Public. Ordinarily these areas might be noted as Neighborhood Services. However, one of the unique aspects of Pentwater, like many similar communities, is the presence of resort-oriented land uses, most of which are seasonal, some of which take up large land areas.

The intent of using this classification is not to attempt to deny the commercial nature of these uses, but rather to limit them to resort oriented land uses. This is, in part, an attempt to recognize their existence and vitality in the community, but not permit these uses to transition to a more general business or commercial nature.

While the results of the Community Attitude Survey indicate that residents/property owners are not willing to increase taxes to pay for new parks, every effort should be pursued to maintain and enhance existing public recreational facilities. The Plan also calls for protection of unique features of Lake Michigan's critical dunes and high risk erosion areas. Further, when and where appropriate, new recreational opportunities, such as bike/pedestrian paths along major Village and Township roadways (i.e. Longbridge, Ridge, BR 31), and fishing piers should be examined whenever funding is available.



Views: Future Land Uses

Most of the landscape that provides pleasant scenery and visual quality is privately owned. Nevertheless, the public "uses" the landscape visually, and, for Pentwater, views are a key element of the community. Therefore, protecting these recognized resources provides a significant and tangible benefit.

Normally the most direct way of achieving view protection objectives is through the control of building location, spacing, bulk, and height. When protecting eye level or ground level views such as a lake view, or on the downhill side from a viewpoint, such as an overlook, it is important to control building bulk and spacing, as well as the placement of fences, shrubs, and trees. In this setting, even one story buildings erected within the view area or in a long solid mass can block a line of sight.



Photo Credit: Mike Bass

In such settings, buildings should be placed in such a manner that they do not obstruct the view to be preserved. Buildings along a shoreline, placed so as to create a solid wall effect, not only obstruct views of the lake but also adversely affect the shoreline's visual quality from the lake.

To assure that this will not happen, designers, developers or builders should be required to stake out the outline of all proposed buildings and landscaping for on-site inspection, so that the amount of the view blocked will be made clear before the plan is approved or a building permit issued.



Photo credit: Joel Seewald

Buildings might be limited to a height of no more than 30 feet (measured from the average ground elevation at the building walls) where they would obstruct views or project above the tree cover.

Heights exceeding this limit might be permitted where it can be shown that such construction will not interfere with the scenic attractiveness of the view to be protected.

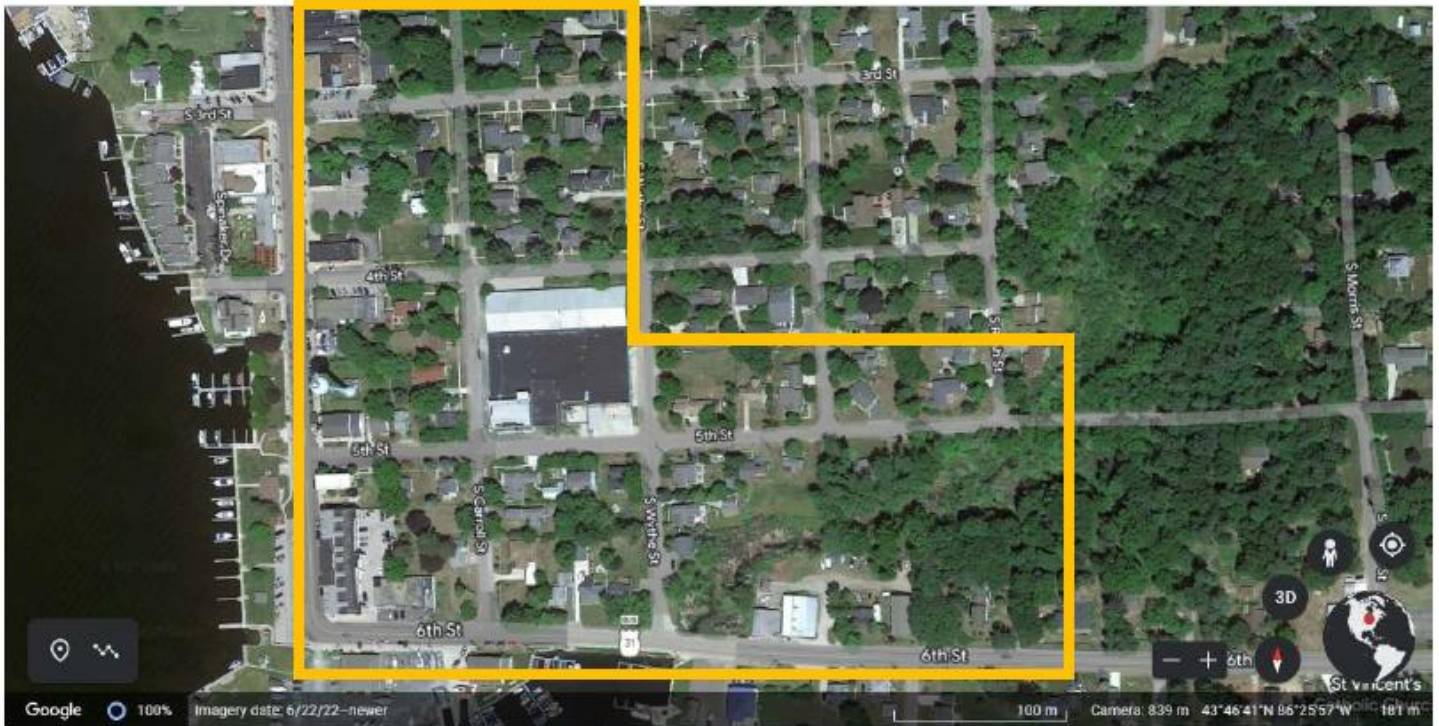
While maximum building height might be restricted in absolute terms, buildings may be restricted to a height determined relative to the object or view to be protected.

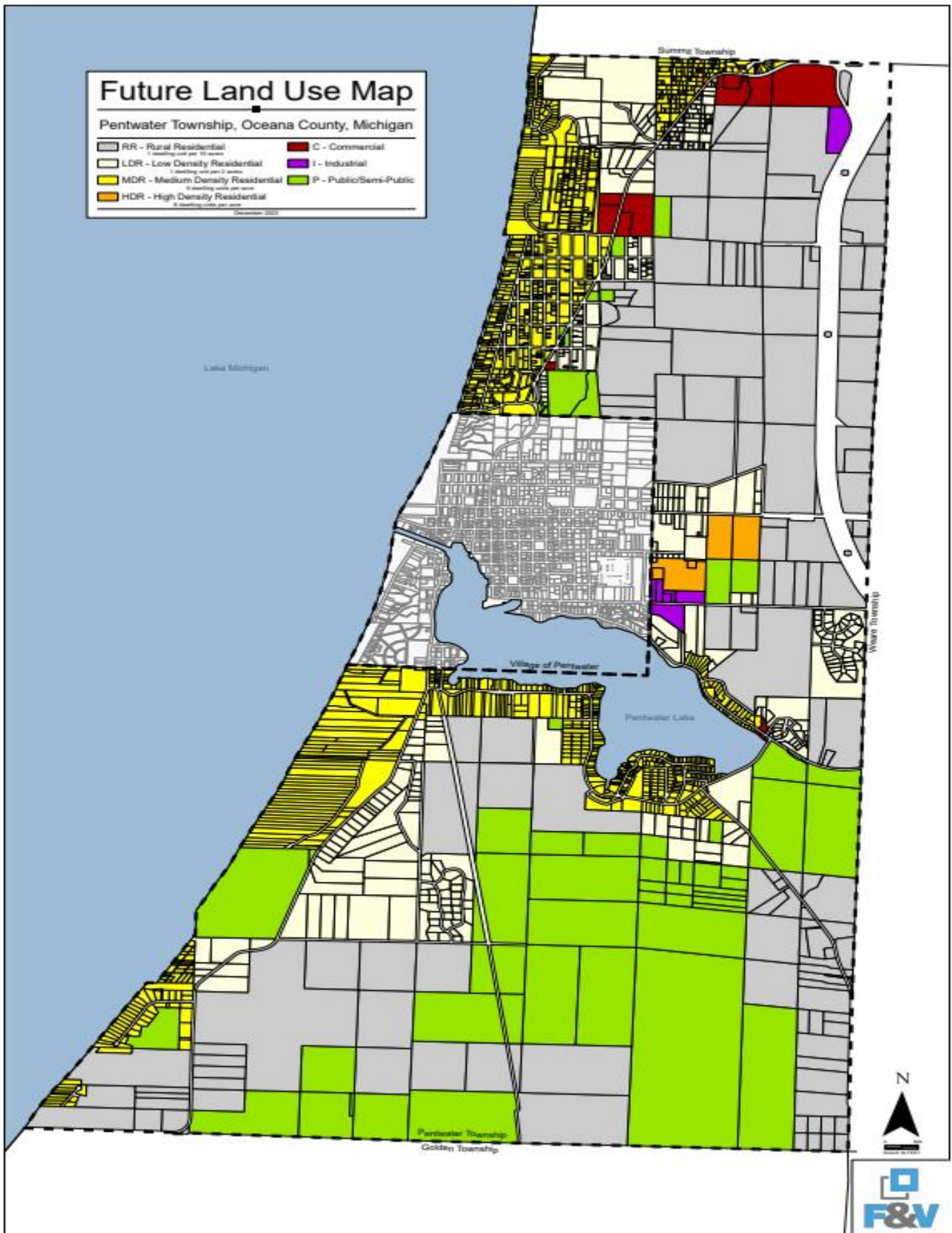
Overlay District: Future Land Uses

As shown in the Village Future Land Use Map on page 108, the plan authors and steering committee have identified the land bordering the triad of Waterfront Commercial, Light Industrial and Residential uses in the southeast corner of the Village as an Overlay District.

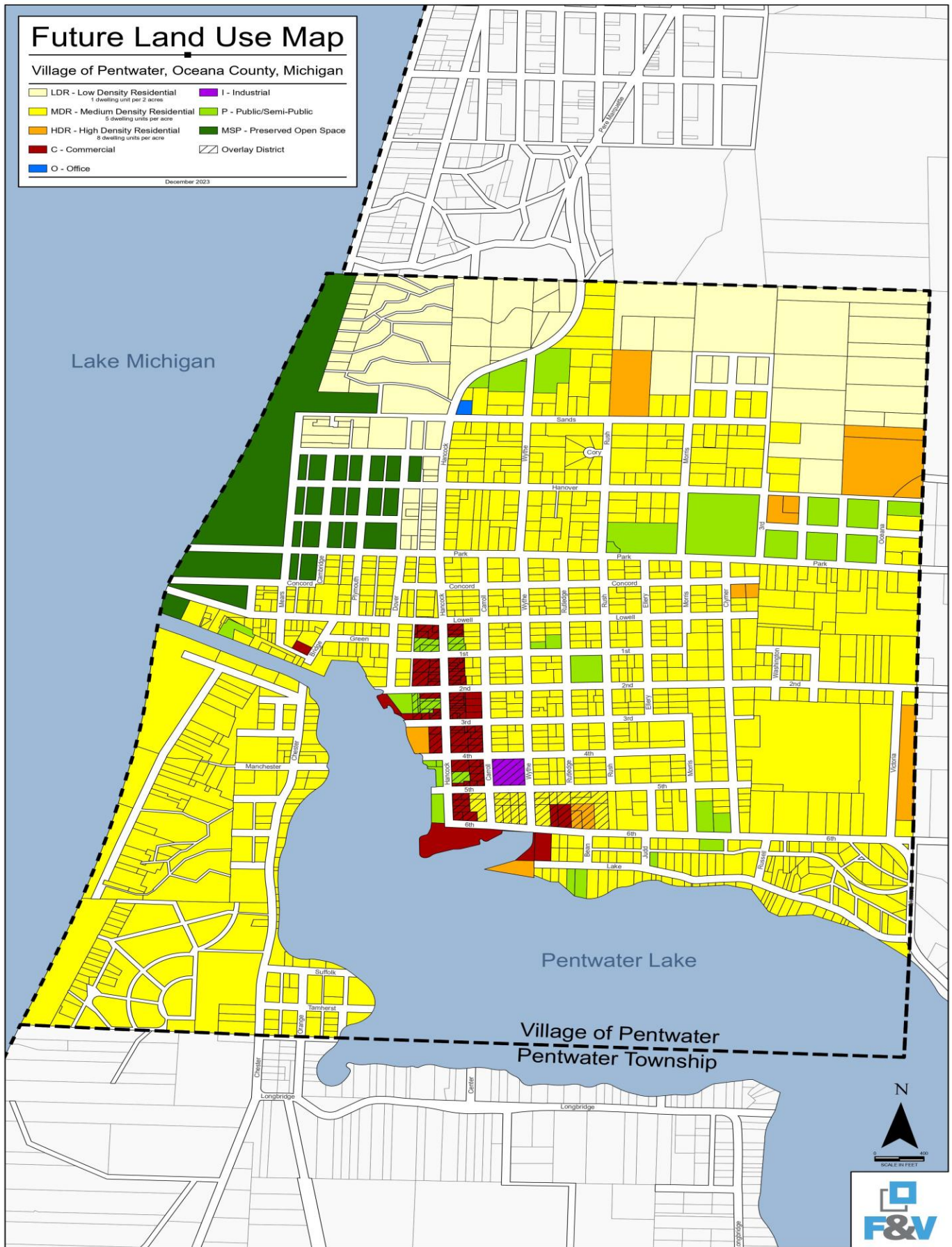
This district is intended to encourage multi-use and mixed-use establishments flexing the needs of the community while maintaining single family character using form-based zoning as discussed in the next chapter.

Overlay District for Mixed Use Development





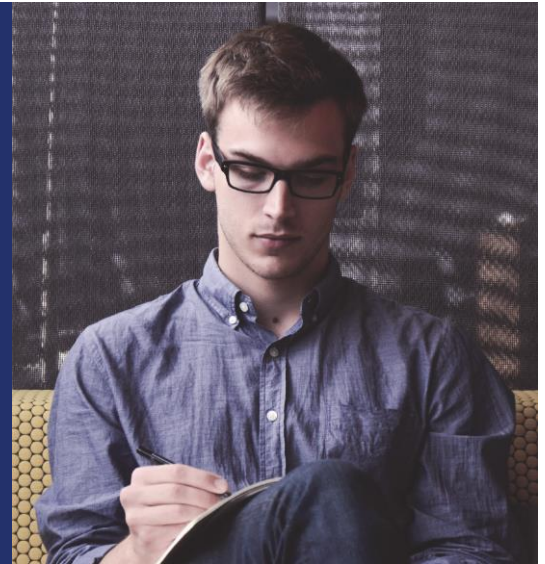
Full Size 24 x 36 prints available at Pentwater Township Zoning Administrator's office



Full Size 26 x 36 prints available at Pentwater Village Zoning Administrator's office

Chapter 10 - Zoning Plan

Many of the text and map changes proposed in the 2009 Master Plan are still relevant today in 2022. The current Master Plan Steering Committee is making similar text and map amendment recommendations detailed in this chapter.

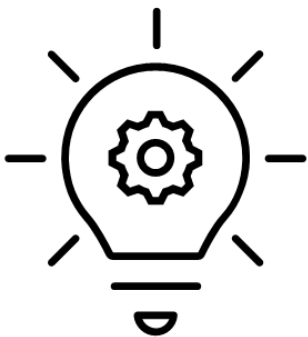


WHAT IS A ZONING PLAN?

A “zoning plan” is required to be part of any master plan, land use plan, or growth management plan pursuant to Section 33 of the Michigan Planning Enabling Act (MPEA) (PA 33 of 2008) and is also referred to in Section 305 of the Michigan Zoning Enabling Act (MZEA) (PA 110 of 2006, as amended). Refer to MCL125.3801.

Therefore, every master plan in communities with zoning must have a zoning plan that meets the requirements of Section 33 of the MPEA.

The need to provide flexibility may create the need for innovative zoning solutions, such as form-based zoning and overlay districts



Chapter Highlights

- Definition of a Zoning Plan
- Definition of Land Use Plan Categories
- Proposed changes to Land Use Maps
- Proposed changes to the community Zoning Ordinance
- Zoning standards/criteria

What is a Zoning Plan?

A “zoning plan” is required to be part of any master plan, land use plan, or growth management plan, as defined by Section 33 (2) (d) of the MPEA, a zoning plan consists of the following elements:

- An explanation of how the land use categories on the future land use map relate to the districts on the zoning map.
- A description of each of the zoning districts (including proposed new districts) and including the purpose of each district, a description of the uses to be permitted (by right and by special permit) in each district, and the general locations for those types of districts.
- A proposed schedule of regulations by district that includes at least: building height, lot area, bulk and setbacks.
- A existing Zoning for each municipal jurisdiction.
- The standards or criteria to be used to consider rezoning consistent with the master plan.

Relationship to the Land Use Plan

The Pentwater Community Land Use Plan sets forth the vision, goals and policies for growth and development in the Village and Township of Pentwater for approximately the next twenty years. It includes a specific strategy for managing growth and change in land uses and infrastructure in the overall communities over this period and will be periodically reviewed and updated at least once every five years.

The Zoning Plan, along with the rest of the relevant parts of this Land Use Plan, is intended to guide future changes to the Pentwater Community Zoning Ordinance in order to ultimately implement the Land Use Plan itself.

Zoning Districts and Dimensional Standards

The Pentwater Community Land Use Master Plan has land use categories on the future land use map for each municipality. has zoning districts related to each land use category.

The following provides a summary of how each zoning district relates to the respective land use categories.

The specific purposes of each individual zoning district and primary permitted and special land uses are listed, while Table 10-1 presents a summary of the key dimensional standards in each zoning district.

The Village of Pentwater should consider developing a Sub-Area Plan (Sect. 35 of the MPEA) a special redevelopment area located between Third and Sixth Streets, Hancock Wythe Streets as described in Chapter 9. This area is shown as and Overlay District on the Future Land Use Map. This transitional area adjacent to Downtown Pentwater, the Village’s only Industrial Use area and an area of older homes is likely to be the target of developmental change. The Village should consider the establishment of an overlay zoning district that could be used for a variety of land uses including mixed use, multi-generational housings, continuum of care facility, food co-op, or recreational uses.

The Overlay District Land Use classification also includes commercial properties along that primarily have frontage along Hancock Street between Sixth Street and Lowell Street, Pentwater’s traditional downtown. These properties contain the heart of the Village’s commercial uses as well as some residential and office uses above the stores. Again, a Sub-Area plan created by the Village would do wonders for the preservation of the Village’s “quaint” character.

The Zoning Plan, along with the rest of the relevant parts of this Land Use Plan, is intended to guide future changes.

Land Use Categories, Zoning Districts and Dimensional Standards.

The Pentwater Community Land Use Master Plan proposes 7 Future Land Use categories and has 10 zoning districts for the Township and 9 Future Land Use categories with 12 zoning districts for the Village of Pentwater. The following provides a summary of how each zoning district relates to the respective applicable land use categories. The specific purposes of each individual zoning district, the primary permitted and special land uses are listed, while table 10-1 presents a summary of the key dimensional standards in each Zoning District.

Land Use Plan Category: Rural Residential

The following zoning district is considered a “Rural Residential” district:

- Chapter 4: R-R Rural Residential
- Intent of District: Land use decisions within this District will support the continued use of land for large lot residential and agricultural purposes. Design standards will promote preservation through low density development and the use of cluster, or open space development. This District is exclusively applied in the Township.
- Primary Permitted Uses: Farms, Single family detached dwellings
- Primary Special Land Uses: Farming operations, recreational activities

Land Use Plan Category: Low Density Residential

The following zoning district is considered a “Low Density Residential” district:

- Chapter 5: R-1 Single Family Residential
- Intent of District: This District is intended to provide a low-density, single family residential living environment and to foster stable, well cared for large-lot, suburban style neighborhoods. This District is exclusively applied in the Township.
- Primary Permitted Uses: Single family detached dwellings
- Primary Special Land Uses: Recreational uses

Land Use Plan Category: Medium Density Residential

The following zoning district is considered a “Medium Density Residential” district:

- Chapter 6: R-2 Single Family Residential
- Intent of District: This District is intended to provide a medium-density, single and two-family residential living environment and to foster stable, high-quality neighborhoods while providing additional variety of housing opportunities and choices. The regulations for this district also recognize the need to preserve existing housing stock and allow the redevelopment of older subdivisions. This District is primarily applied in the Village, but also dominates the shoreline of Lake Michigan and the southern shore of Pentwater Lake.
- Primary Permitted Uses: Single family detached dwellings
- Primary Special Land Uses: Two-family dwellings, including conversions of existing single family detached dwellings to two-family dwellings.

Land Use Plan Category: High Density Residential

The following zoning districts are considered “High Density Residential” districts:

- Chapter 7 & 7A: R-3 & R-4 Multiple Family Residential Districts.
- Chapter 9: MHP Manufactured Home Park
- Intent of Districts: The R-3 and R-4 Districts are intended to provide additional variety in housing opportunities and choices, with the R-4 District exclusive to the Village and placed along the Pentwater Lake shoreline. The MHP District provides solely for the location of manufactured housing in separate manufactured home park developments. The R-4 and MHP Districts are exclusively applied in the Village due to the availability of municipal water and sanitary sewer services.
- Primary Permitted Uses: Two-family, and Multiple Family dwellings (R-3); Single, and Multiple Family Dwellings (R-4); Manufactured homes (MHP).
- Primary Special Land Uses: Hospitals, nursing homes and State-licensed facilities (R-3); Boat docks for multiple family developments (R-4); None in the MHP district.

Land Use Plan Category: Office

There is currently no zoning district that regulates offices exclusively, but offices are allowed in the C-1, C-3 and R-O zoning districts. Chapter 10 of each Zoning Ordinance describes the residential and office uses allowed within the R-O zoning district.

Land Use Plan Category: Commercial

The following zoning district is considered a “Central Business” district:

- Chapter 11: C-1 Neighborhood Commercial
- Intent of Districts: These Districts are intended to provide a wide range of goods and services to residents of the community as well as the surrounding area. These commercial uses are generally more intensive and less compatible with residential uses. These uses require direct vehicular access, off-street parking and separate points of ingress and egress.

These districts are generally limited to areas within the Township.

- Primary Permitted Uses: Professional offices, banks, restaurants and other personal service establishments. This category also includes retail businesses less than ten thousand (10,000) square feet
- Primary Special Land Uses: Open air businesses, hotels and motels, indoor theaters/commercial recreation centers, restaurants with drive-through facilities and marinas
- Chapter 12: C-3 Central Business District
- Intent of District: This District is intended to provide a wide range of goods and services to residents of the immediate community as well as surrounding areas in a downtown setting. The District is characterized by a compact shopping area accessible to pedestrian traffic, on-street parking and as such, is limited to the central business area within the Village.
- Primary Permitted Uses: Office uses, retail commercial uses within an enclosed building less than ten thousand (10,000) square feet
- Primary Special Land Uses: Hotels/motels, retail businesses greater than ten thousand (10,000) square feet within an enclosed building

Land Use Plan Category: Industrial

The following zoning district is considered an “industrial” district:

Chapter 13: LI Light Industrial

- Intent of District: This District is intended to provide exclusive areas for light industrial uses. Uses in this District provide for various types of light industrial and manufacturing uses, wholesale businesses, warehouses, and other uses compatible with one another and which are sensitive to environmental effects.
- Primary Permitted Uses: Industrial plants manufacturing, compounding, processing, packaging, treating, or assembling of certain uses, wholesale businesses, warehousing
- Primary Special Land Uses: Truck and freight terminals, warehousing, bulk storage of fuels, salvage yards.

Land Use Plan Category: MSP Preserved Open Space and Public/Semi-Public Uses

MSP refers to Mears State Park, which contains one of the best beaches and lake shore campgrounds along the Lake Michigan shoreline. The Public/Semi-Public category refers to public parks, the school, churches public marinas and boat launches as well as the preserved hunting and recreational areas in the Township, including the Pere Marquette State Forest in the southern part of the Township. These uses may be located within any Zoning District.

Proposed Zoning Changes

Since this Plan incorporates new policies, land uses and other measures related to further improving the quality of life in the Pentwater community, there are changes to the Zoning Ordinance that should be made to make it fully consistent with this Future Land Use Plan.

As the principal tool for implementing this Plan, each regulatory policy of the Plan should be reflected in one or more zoning requirements. Needed changes are listed below. These changes should be pursued as the need or opportunity presents itself.

In some cases, public discussion of proposed zoning amendments on any of the below listed may result in the need to refine or alter some of the language in this Plan. If that occurs, this Plan should be amended before the zoning amendments are adopted.

Recommended Text and Map Amendments to the Village of Pentwater C3 Commercial District

Bar /Restaurant - Permitted Use; no parking requirements as with any other commercial/retail establishment

Residential - Special Land Use unless Mixed Use - residential over retail establishment

Multi-family - triplex/quadplex or more units - Special Land Use; off-street parking requirement.

Building Heights (define in feet not floors or stories) with creative options such as balconies to maintain angle of max height for conversation & quaintness factor

Proposed Zoning Ordinance Text Changes

- Revise the R-3 Residential District to permit townhouse style multiple family dwellings as permitted uses and only and buildings with common or unenclosed corridors as special land uses.
- Restore C-2 Neighborhood Commercial District by changing the C1 District to Neighborhood Commercial Uses thus renaming the current C-1 District to the C-2 General Commercial District in both the Township and Village. Allowing mixed uses with residential above commercial in the C-1 District while limiting the building height in the neighborhood commercial district to 2 stories and convert existing Light Industrial in the Village to C1; D-1 (see below) or PUD.
- Create a D-1 Development District or Neighborhood Commercial District for creative redevelopment ready and brownfield redevelopment authority mixed used or hotel/resort properties
- R-4 Lakefront Multiple Family Residential District was created and applied to the three properties - Spinnaker, Pentwater Pointe and Marina View condominiums exclusively. Consider expanding this district to include multiple family & mixed-use housing in current C-3 Downtown (Village) Commercial District with lake views and require open-space/placemaking on the lakefront side of such properties.
- All R-4 and C-3 properties in the Village should be considered incorporated into the Downtown Development Authority.

Proposed Map Changes

- Rezone all properties currently zoned C-1 General Commercial District (if the C-1 Neighborhood Commercial District is created)

- Rezone all properties that are currently in use or zoned as multiple family residential to a more appropriate residential zoning classification.
 - Rezone the property at 579 Sands St. (Village) from C-3 Central Business District to R-2 Residential District
 - Consider expanding the C-1 Neighborhood Commercial District (if created) by rezoning select properties from Lowell & Hancock west on Lowell to Bridge Street or all the way to the end of Lowell at Mears State Park.
 - In addition to recommended text amendment changes, the DDA map should be updated, incorporating all R-4 and C-3 properties into the Downtown Development Authority
6. Is the proposed amendment consistent with existing development patterns in the area and appropriate for orderly development of the community? The cost of land and/or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.
 7. Is the proposed amendment the logical expansion of adjacent zoning districts?
 8. Is the timing of the request appropriate given the development trends in the area?
 9. Will the proposed change adversely impact the environmental conditions of the site and/or area or the historic resources of the community?
 10. Will the proposed change adversely affect the health, safety and welfare of the community and the surrounding area?
 11. Other matters which may be appropriate.

Standards/Criteria for Rezoning

The following represent generally accepted planning standards/criteria that will be utilized by the respective Planning Commissions in considering future amendment requests to the zoning map of the Village or Township:

1. Is the requested change compatible with the existing development pattern and the zoning of the adjacent and nearby properties?
2. Has there been a change in the conditions upon which the original zoning designation was based? Have land uses and/or conditions changed since the zoning was established?
3. Does the proposed zoning better conform to the Master Plan?
4. Will the proposed change conflict with existing or planned public improvements
5. Will the proposed change adversely affect traffic patterns or congestion?

Table 10-1 (Modified 2009, 2015/2016 Updates & 2023 Master Plan recommendations)
Pentwater Village and Township Zoning District Regulations

Zoning District	Minimum Lot Area	Minimum Lot Width	Maximum Lot Coverage	Front Yard Setback		Side Yard Setback		Rear Yard Setback		Maximum Height
				Village	Township	Village	Township	Village	Township	
R-R Residential	10 acres	330 ft.	N.A.	N.A.	75 ft.	N.A.	25 ft.	N.A.	25 ft.	35 ft.
R-1 Residential	2 acres	165 ft.	30%	N.A.	30 ft.	N.A.	10 ft.	N.A.	30 ft.	35 ft.
R-2 Residential	One Family		50%	17 ft.	30 ft.	6 ft.	10 ft.	30 ft.	30 ft.	35 ft.
	8,000 sq. ft.	66 ft.								
	Two Family									
	15,000 sq. ft.	120 ft.								
R-3 Residential	One & Two Family		50%	17 ft.	25 ft.	6 ft.	6 ft.	30 ft.	30 ft.	35 ft.
	6,000 sq. ft./unit	60 ft.								
	Multi-Family		50%	30 ft.	30 ft.	15 ft.	15 ft.	30 ft.	30 ft.	
	10,500 sq. ft.	N.A.								
R-4 Lakefront Multi Fam Residential	22,000 sq ft	8 dwelling units per acre	50%	30 ft.		15 ft.		30ft		30ft
R-O Res/Office		66 ft.	50%	17 ft.		6 ft.		30 ft.		35 ft
WD Waterfront	Same as Underlying	66 ft.	50%	30 ft.	30 ft.	Same as underlying district				30 ft.
C-1 Neighborhood Commercial	None	100 ft.	40%	25 ft.	25 ft.	10 ft.	10 ft.	25 ft.	25 ft.	25 ft.
C-2 General Commercial	20,000 sq. ft.	100 ft.	40%	25 ft.	25 ft.	10 ft.	10 ft.	25 ft.	25 ft.	35 ft.
C-3 Central Business	None	None	None	None	None	None	None	None	None	42 West/47 East
C-4 Hotel/Motel	8000 sq ft	66 ft.		17 ft.		6 ft.		20 ft		35 ft
L1 Light Industrial	One acre	100 ft.	60%	25 ft.	25 ft.	20 ft.	20 ft.	40 ft.	40 feet	35 feet
D1 - Development/Overlay	None	None	None	None	None	None	None	None	None	42 West/47 East

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Chapter 11 - Conclusion

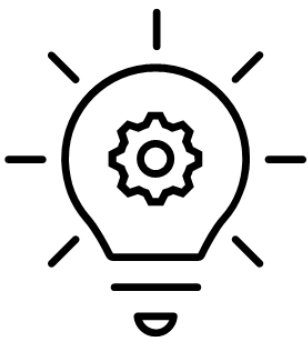
To ensure that the Master Plan is a living document that fulfills the vision, goals and objectives of the Master Plan, this chapter provides concluding recommendations for implementation.



GUIDING OUR LEGISLATIVE BODIES' EFFORTS

The principles governing land use rest with the desire of residents and officials to preserve the attributes that make Pentwater a desirable place to live. Those attributes are centered on the preservation of the small town and rural character and natural features of the area, while recognizing that new development will occur and must be planned. It is also based on the recognition that these attributes are fragile and that steps will be necessary to protect them.

Bringing ideas to fruition! Making the Pentwater Community Master Plan a living document.



Chapter Highlights

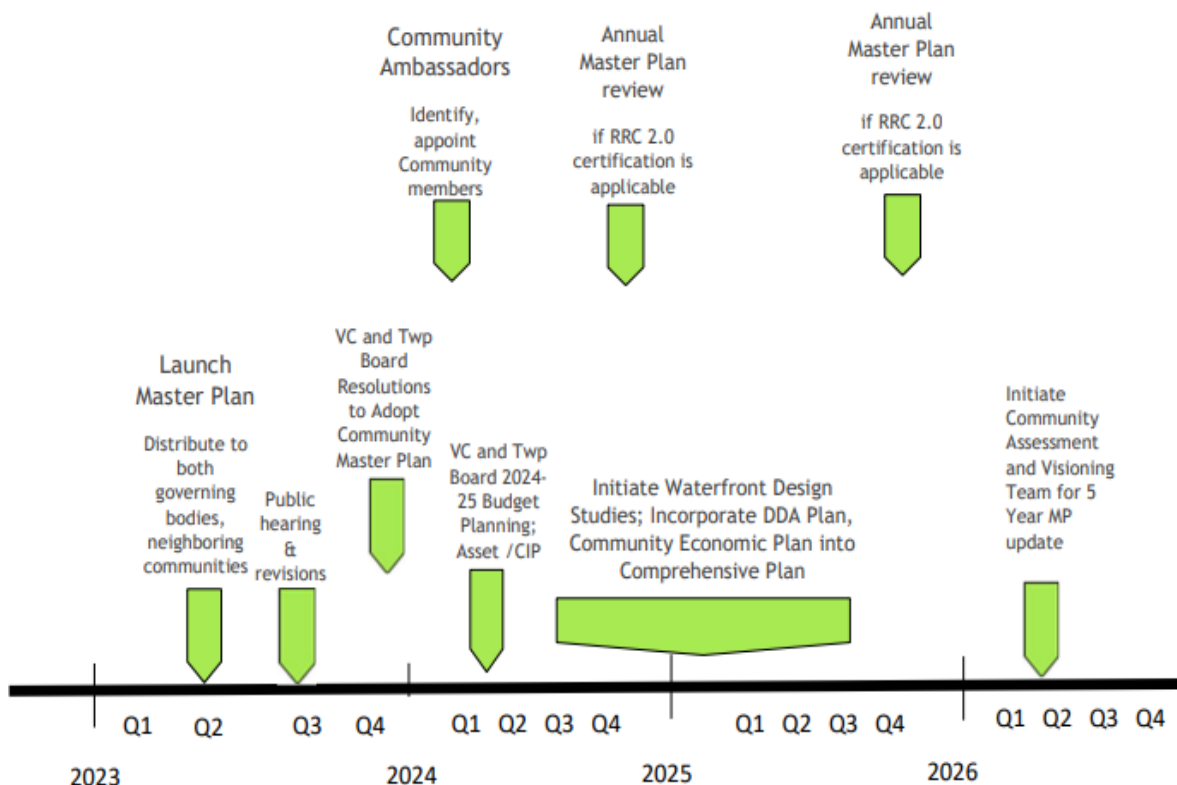
- Implementation Recommendations to Township Board and Village Council
- Role of Ambassadors to compliment this Master Plan to address non-land use desires of Township & Village citizenry

What is an Implementation Plan?

The Pentwater Community, including the Township and Village Planning Commissions, the Zoning Administrators, several task forces and many citizens have contributed to the effort to update the Community Master Plan, which has been a lengthy process. Many stakeholders have expressed concerns about implementation of this land use plan. The concern is well-founded since many of the recommendations in this master plan have been made in previous plans.

The Michigan Economic Development Commission’s Redevelopment Ready Program should only be pursued beyond our current status of RRC “Engaged” if the Village Council sees value for the investment in personnel and finances.

Pentwater Community Master Plan Implementation Timeline and Recommended Next Steps





Therefore, stakeholders agree that in this Master Plan it is imperative to recommend action steps to implement the goals identified in the plan.

We have provided a sample Implementation Plan, based on anticipated milestones. While these may change or be further clarified over time, the intent is to create a guide for staff and trustees to fulfill the desires voiced by their constituency during the Community Visioning process, leverage taxes, seize grant opportunities, and invite targeted positive investment in our community. Much of the effort needed to fulfill the community vision will rely on community volunteers to work hand in glove with their local governing bodies and staff.

Actions necessary to complete the plan, as part of a community-wide process must rely in large part on committed citizens who will act as ambassadors for the stated goals. These ambassadors can help bring this plan to fruition by agreeing to:

- Stay informed about the efforts of local governing bodies while using the recommendations as a guide put forth in the plan
- Research innovative options for desired outcomes, i.e., types of housing projects

that will work in the Village and Township while maintaining the vision set forth in the Master Plan

- Be willing to serve on future task forces or ad hoc committees to research and/or solicit viable retail/commercial, hospitality and institutional options for the Village and Township
- Utilize established council / board meeting schedules and committees forums engaging community members to sustain interest in desired outcomes; driving to successful implementation.

As stated in Chapter Six- The Pentwater Community Assessment identified these eight Overall Major Themes:

- Attainable housing choices for all ages of life
- Lack of Continuous Broadband (High-Speed) Internet Service throughout the community. Availability should be as equivalent to other utilities like electricity and water.
- Unsustainable seasonal economy - too short of a retail season (to sustain year round retailers such as a grocery store, bakery and restaurants)
- Lack of basic goods and services for residents (like pharmacy, medical/dental service, and senior assistance resources); Infrastructure, transportation, parking
- Nurture a community-wide continuous collaborative planning culture, with shared resources to avoid unnecessary duplications. "We plan & execute together ... all the time..."
- Neighborhood disruption caused by short term rentals in single-family neighborhoods
- Pursue expressed community support and interest in joint-use school facilities and continuing adult education/special interest classes/activities.

Implementation plans that address these eight identified themes go beyond the scope of a

Land Use Plan. Ambassadors within the community will need to rise to meet the challenge to see solutions identified and methods of implementation achieved.

An example of one such non-land-use need/theme is the lack of ubiquitous high speed internet. The baton has been accepted by a concerned citizen who is leveraging efforts underway with West Michigan Shoreline Regional Development Commission, the Oceana County Board of Commissioners, and the Michigan High-Speed Internet (MIHI) Office to bring the needs of the Pentwater Community, especially the Township residents, to the forefront of these organizations and Internet Service Providers expanding in our area.

We recommend the following studies and inventories to define the scope of work of future investments and capital improvement projects to support growth trends:

- a) Sidewalk inventory - A 2006 Sidewalk inventory captures gaps in desired vs actual sidewalk deployment, yet a walk around the Village illustrates the need for an updated sidewalk inventory and a prioritized capital improvement plan (CIP) to insure a walkable community. Concurrently, an inventory of our treelined parkways should be conducted with the intent to revitalize the Village's former Tree Replacement Program
- b) infrastructure end of life evaluations: water, sewer, storm water management,
- c) streets improvements to prioritize Complete Streets implementation
- d) survey of condition /maintenance of community buildings
- e) incentivize aging commercial space to rejuvenate our downtown adding pedestrian friendly modifications such as Hancock Improvements.

The appendix for this chapter contains additional bullet points generated by the Master Plan Steering Committee throughout the

meetings and brainstorming sessions that led to this Plan.

When people take long trips away from their home, after a time they begin to picture various parts of their community with which they are familiar.



This is the "sense of place" that we all have; that place where we are most comfortable. Upon returning, those same people will quickly identify landmarks that announce that they have arrived at their "place," providing a distinct feeling of comfort and identity. By placing a physical landmark at the entrances of the community, the arriving resident, or visitor, can gain a sense of arrival.



This is especially important for the Pentwater area, since it has some dependence on visitors. The entry to the Pentwater area actually begins at the south end of Pentwater Lake and is highlighted at the entry to the Village as the road transitions to Sixth Street.

Appendices & Bibliography

Supplemental plans and documents, as well as Glossary of Terms



SUPPLEMENTAL DOCUMENTS, PLANS AND MAPS

Sources that support or substantial this Pentwater Community Master Plan, as well as Resolutions of Adoption of this plan, Letters to/from Adjacent Communities: Townships of Golden, Hart, Weare and Summit.

*A wealth of
information at
your fingertips!*

APPENDICES

Maps – (embedded in document)

Natural Features; Pentwater Community
Existing Land Use; Pentwater Township
Existing Land Use; Village of Pentwater
Future Land Use; Pentwater Community
Future Land Use; Village of Pentwater

Related Plans to be found on the Pentwater Township and Pentwater Village websites:

Downtown Development Authority (DDA) Plan - Village website
Community and Economic Development Plan- Village website
Pentwater Community Recreation Master Plan - Both Township and Village Websites
Pentwater Community Vision Assessment documents - Both Township and Village Websites
Capital Improvement Plans
Asset Management Plans
Complete Streets Guidebook - Village Website

Photo Credits: Mary Temple, Chris Conroy, Katie Anderson where not otherwise noted

Bibliography:

Chapter 1- What is a Master Plan

Michigan Planning Enabling Act (Public Act 33 of 2008) -
<http://legislature.mi.gov/doc.aspx?mcl-Act-33-of-2008>

Chapter 2- History & Demographics

Pentwater History Sources

1. Research by Nancy Grant from Register of Deeds Hart, MI (Index to deeds)
2. Pentwater Chamber of Commerce
3. Pentwater Historical Society
4. Pentwater 1853-1942 Written by Florence R. Schrupf
5. Oceana County History Book - 1992 by Oceana County Historical Society

Housing Density - https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2020_Gazetteer/2020_gaz_place_26.txt

Income, Educational Attainment, Occupations: [Source: 2020 American Community Survey 5-Year Estimates](#) API URL: <https://api.census.gov/data/2020/acs/acs5/subject>

Pentwater Village - <https://data.census.gov/cedsci/profile?q=1600000US2663540>

Pentwater Township <https://data.census.gov/cedsci/profile?q=0600000US2612763560>

Hart, City of - <https://data.census.gov/cedsci/profile?q=1600000US2636920>

Hart Township -<https://data.census.gov/cedsci/profile?q=0600000US2612736940>

Summit Township, Mason County -

<https://data.census.gov/cedsci/profile?q=0600000US2610577220>

https://data.census.gov/cedsci/table?q=0400000US26_0600000US2610577220&tid=ACSDP1Y2010.DP05

Ludington, City of... Mason County

<https://data.census.gov/cedsci/profile?g=1600000US2649640>

Weare Township, Oceana County

<https://data.census.gov/cedsci/profile?g=0600000US2612785040>

Golden Township, Oceana County

<https://data.census.gov/cedsci/profile?g=0600000US2612732780>

Oceana County Data:

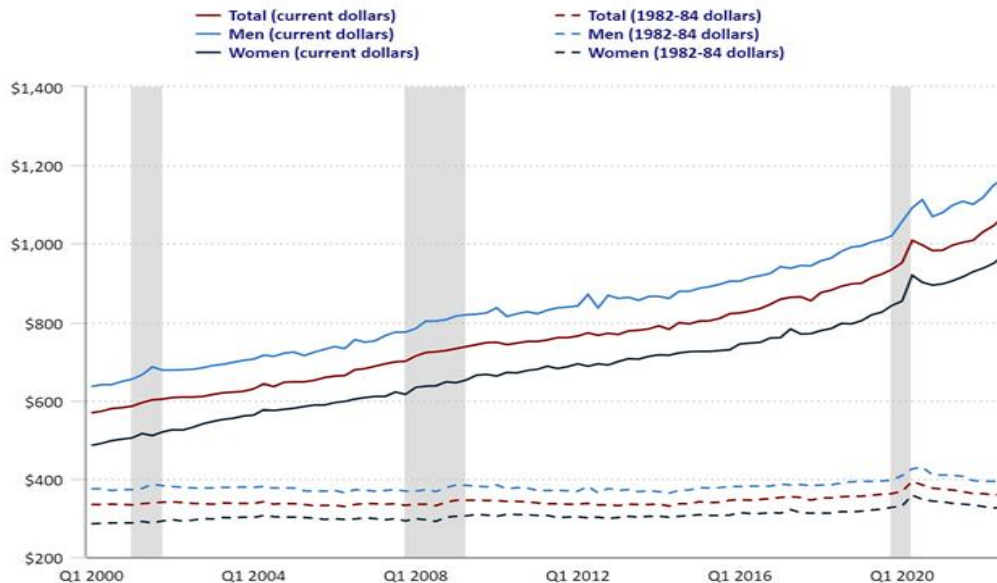
<https://data.census.gov/cedsci/profile?g=0500000US26127>

[American Community Survey 2010, 2019 data](#)

[US Census 2020 data](#)

Median usual weekly earnings of full-time wage and salary workers by sex, quarterly averages, seasonally adjusted

Click and drag within the chart to zoom in on time periods



Hover over chart to view data.
 Note: Shaded area represents recession, as determined by the National Bureau of Economic Research.
 Source: U.S. Bureau of Labor Statistics.



Chapter 3 Natural Features

Chapter 4 - Existing Land Use

Existing Land Use Maps: Source - Fleis & Vanderbrink

Chapter 5 - Public Services & Infrastructure

For further information on Wellhead programs and requirements, go to:

https://www.michigan.gov/egle/0,9429,7-135-3313_71618---,00.html

[-DNR Waterways Facilities Final Report - Statewide Facilities Assessment \(Michigan.gov\) February 24, 2020](#)

https://www.michigan.gov/documents/dnr/WaterwaysFacilitiesAssessmentFinalReport_683039_7.pdf

Chapter 6- Vision & Goals

Pentwater Community Vision Team Documents and Assessment documents, including Summer Visitor Survey, Resident Survey, Student Interviews and Young Families Interviews can be found at <https://pentwatervillage.org/master-plan.php>

The Pentwater Community Assessment Final Report can be found in detail at https://pentwatervillage.org/documents/Pentwater_Community_Assessment_Report_FINAL_H0Jck.pdf

Chapter 7 - Charting Our Future - Part A - Waterfront

Village & Township Waterfront Focused Elements: Leverage 2015 Charette; Waterfront survey/analysis performed by members of the Master Plan Steering Committee

1. Recommend Waterfront Design Studies for both Village & Township Waterfronts - seek grants to fund study to expand waterfront open spaces/placemaking and incorporate associated Downtown & Township Waterfront Commercial/Retail Services: Restaurants; Motels, Form a Non-profit association to update channel entry/access
2. Downtown Waterfront & Village Boat Launches, Road Ends and Parks: Recommend a Waterfront Design Study - seek grants to fund study to expand waterfront open spaces/placemaking. Redesign transient & seasonal boat facilities @ Village Marina; Design/Create More Launches; More dinghy docking for Downtown access (shoppers & eateries)
 - a. Village Marina - Fund & Implement a Design Plan to address renovations and upgrades to docks and amenities; Analyze slip usage data; Address **parking** for use of fish cleaning station by visiting boaters & need for boat trailer parking while fishermen use fish station; consider adding management/user fee; Fish cleaning odor management & maintenance. Partner with Sportfishing - community commercial economic viability
 - b. Road Ends - Conduct Design Plan & Create Implementation & Management Plan. Suggestions for Village Waterfront Parks & Channel Promenades. Viewing of watersheds & amenities at 2nd, 3rd & 4th Street ends with Shoppers Dock & Dinghy Dock(s), Water taxi/history tours/sunset tours - private operation (A water taxi was put into service to remedy the 12-mile long detour caused by the 2020 high water event the took out Longbridge. The service ferried residents into town from the south side of the Village and Township). Lowell Street @ Beach cul-de-sac (see complete streets guidebook for designs/ prefer life saving station in the center of circle but we are good with lighthouse design suggestion;
 - c. Boat Launches: Boats in & out, Parking, Fish Cleaning Station, and Boat Wash Down/ Invasive Species inspections. Feference 2006 Pentwater Village Launch ramp & marina plan for Lake Street Launch)
 - d. Viewing Dock @ Chester Street end & park upgrades and expansion (acquire adjacent property ie expanded viewing area and upgrade restrooms & add wifi; Bridge Street Park @ Channel Lane; Village Green; maintain historic marker boards; sitting/ tables needed; propane grills; redesign pavilion(s); add amenities like wifi and waystation/charging station for phones & laptops.
 - e. Identify locations for and create Pocket Parks
 - f. Work for Federal funding of USACE and US Coast Guard to fulfill Operations and Maintenance of north and south revetment walkways & Aids to Navigation light structures;

3. Township Waterfront, Road Ends, Launches:
 - a. Longbridge Launch @Hard 90 turn - Design Plan to address: Commercial use, Recreational use, Boat washdown
 - b. Road Ends & Water Access - Natural Bank Stability; Parking and Kayak launch; Acquire land for placemaking, when possible, near Longbridge, near Calico Bay, adjacent to “Hard 90”, Township & Village road ends; kayak trails; vegetation maintenance plan; waterfront walkways/pathways. Identify locations for and create Pocket Parks.
 - c. Longbridge Fishing Deck & Bridge at Longbridge - restore trestle bridge as existed prior to 1986 Hart Dam breach to enable Kayaks, and small motorized fishing boats to go under the road to take advantage of cold water fishing in the Pentwater River /watersheds. Improve shoulders for parking & Handicap access.
 - d. Name Property - Shoreline Beautification & Enhancement, Trail & Fisherman Parking? ; Pedestrian & Bicycle Respite Area

Township & Village Parks Improvements & Enhancements- Waterfront and Beyond:
Compliment neighboring parks: State of Michigan DNR’s Charles Mears State Park, and Oceana County’s Cedar Point Park.

Chapter 8 - Charting our Future - Part B - Housing

Missing Middle Housing

<https://missingmiddlehousing.com/>

<https://www.planningmi.org/zoning-reform-for-housing>

Chapter 9 - Charting Our Future - Part C - Commercial/Industrial

Future Land Use Maps - Source: Fleis & VanderBrink

Chapter 10 - Zoning Plan

Michigan Zoning Enabling Act (Public Act 110 of 2006) -

<http://legislature.mi.gov/doc.aspx?mcl-Act-110-of-2006>

The Zoning Plan offers zoning considerations for all proposed housing options reflecting the “look and feel” of the housing styles, building materials, lot sizes, density (housing units per acre), set-backs and other zoning considerations. These will help to preserve the community character and existing positive environmental attributes, which as so many stakeholders have indicated, is vital to the community vision represented in the Master Plan.

Consideration should be given to Form Based Zoning as an alternative to Conventional Zoning in key districts such as the C3 District where building heights and facades are emotional community trigger points. <https://content.civicplus.com/api/assets/0cb21ff8-6f5d-46ab-9851-ee1d2409449e?cache=1800> ; https://www.mml.org/pdf/map_article_issue28.pdf

Chapter 11 - Conclusion

The following outline represents issues raised by the Master Plan Steering Committee, to be used for reference for future Village and Township zoning and ordinance updates.

Land Use considerations to support Public Services /Infrastructure - Village and Township

- 1.0 Sanitary Sewer requirement for all lots < 12,000 Sqft Minimum for all lots around Pentwater Lake
 - a. Expect greater density in underserved areas
 - b. Consider use of abandon spray field for Solar Array to harness energy for Village Sewer plant and pond expansion

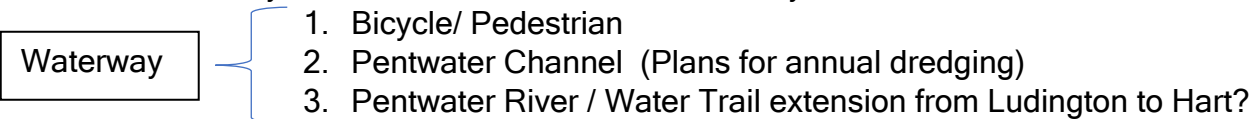
- 2.0 Potable (Drinkable/Treated for Consumption) Water
 - a. Address irrigation
 - b. Address issues identified in Wellhead Protection Plan Study and identify 3 locations for future wellheads to address shortcomings of current wellheads serving the Village.
 - c. Study to quantify the capacity of aquifers and
 - d. Protection measures (ie: Aquifer recharge)
 - e. Expand water service to the entire Village including Chester Street
 - f. Collaborate with Nonprofits

- 3.0 Storm Water Management Plan - Capital Improvement Plan needs to include solutions to catch unwanted discharge into the Pentwater waterways (ie: aqua swirl or sumps) - Offer suggestions for CIP; Include Village of Pentwater Storm Plan Map November 2021

- 4.0 “Green” Infrastructure
 - a. Brief - put in our goals
 - b. Reduce light pollution from street lights (etc).
 - c. Embrace Volunteer organizations and their work
 - d. Incremental change coupled with Fiscal Responsibility to lessen impact
 - e. Longbridge & Township Roads Overall - Continued planning with Oceana County Road Commission to serve the majority of Township and Village residents and visitors safely

- 5.0 Impact on existing development patterns -
 - a. Current trend restore/replace single family housing. Influence and incentivize build outs of ADUs, Missing Middle Housing, and single family detached housing for Long Term rental while complimenting the critical importance of vacation rental properties to support our tourism economy.

- 6.0 Transportation Plan
 - a. Recommend a Transportation Design Study to include study of (source of data for multi-year Capital Improvement Plan & Potential future millages:
 - b. Additional Road repairs & upgrades to also benefit Storm Water Management (ie: Chester Street, etc.); DIG ONCE program - combine with Complete Streets Guidebook designs
 - c. New and Repair Sidewalks (Go after Grants from USDA, MI Safe Routes to School, etc.)for 100% Village ADA compliance and walkability
 - d. Pathways in and out of Pentwater Community
 - 1. Bicycle/ Pedestrian
 - 2. Pentwater Channel (Plans for annual dredging)
 - 3. Pentwater River / Water Trail extension from Ludington to Hart?



4. Complete Streets Guidebook - Recommend application of Complete Streets guidebook as it relates to Land Uses to address ON STREET PARKING. Complete with curbs,
 - 7.0 Gutters, paving vs. gravel; striping; certain Village Streets
 - 8.0 Electric Vehicle Charging stations
 - 9.0 Water Taxi/ Historical Boat tours