

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

October 10, 2023

Chairperson Tony Monton called the in-person meeting to order at 6:00 pm. The Pledge of Allegiance was recited.

ROLL CALL

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

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

APPROVAL OF AGENDA, MINUTES AND CHAIRPERSON'S REMARKS

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

Heather Douglas made a motion to approve the minutes of the August 8, 2023 Regular Meeting as amended on page 3 and Buz Graettinger seconded. All ayes and the minutes of the August 8, 2023 meeting were approved.

Chairperson Tony Monton asked if there was any conflict of interest to be identified in accordance with the items on the meeting agenda. No conflicts of interest were identified.

PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA – John Stears from 5786 E. Uv Avenue, Vicksburg, Michigan on Zoom reported that he had an unacceptable response from the Township on his FOIA request.

PUBLIC HEARING

A. Proposed Change in the Zoning Map from C-1 General Commercial to R-2, Single Family Residential, Parcel ID No. 64-001-400-022-05. Approximately 1.14 acres, 5176 W. Monroe Road, north and west of Treasure Island Drive.

Chairperson Monton opened the public hearing at 6:10 pm to receive public comments regarding the proposed rezoning of the above referenced 1.14 acres, a remnant of the former Boat House Restaurant property, from C-1 to R-2.

Judy Primozich of 5207 Lake View Drive in Pentwater had no opposition to the request and just wanted to find out additional information regarding the request.

Michael Vanderplow of 5166 Lake View Drive asked why the change was necessary.

John on Zoom expressed that the meeting was not just in person since he was on Zoom, so the agenda was incorrect. Claimed that the public did not know the meeting was available on Zoom.

No written comments were received prior to the meeting and no more members of the audience spoke on the proposed rezoning request.

Chairperson Monton closed the public hearing at 6:17 pm.

OLD BUSINESS - None

NEW BUSINESS

A. Discussion of proposed change in the Zoning Map from C-1 General Commercial to R-2, Single Family Residential, Parcel ID No. 64-001-400-022-05. Approximately 1.14 acres, 5176 W. Monroe Road, north and west of Treasure Island Drive. Recommendation to the Township Board of Trustees.

Chairperson Tony Monton summarized the request and the highlights of the Staff Report dated September 21, 2023, including that the proposed request would change a nonconforming use (single-family residential in a commercial zoning district) to a conforming use, should the request be approved.

Chairperson Monton guided the Planning Commission through a discussion of the "Standards/Criteria for Rezoning from pages 54-55 of the 2016 Master Plan Update. The Planning Commissioners found no objection to the request for the rezoning when comparing the request to the Standards / Criteria within the Master Plan. Although the proposal does not meet the specific land use designation shown on the future land use map, the requested change is

consistent with the Zoning Map and existing land use on adjacent properties. Chairperson Monton and Staff discussed that the proposed Future Land Use Map currently being worked on in conjunction with the proposed 2023 Master Plan Update is still in draft form and that the Planning Commission should consider changing relative portion of the proposed future land use map to be consistent with existing Zoning and land use of the subject site and adjacent properties.

Heather Douglas moved to recommend that the Township Board of Trustees consider changing the Zoning Map for the subject site from C-1, General Commercial to R-2, Single Family Residential as the request is compatible with the existing Zoning Map and existing land use of adjacent properties and the Planning Commission has no objections when reviewing the Standards / Criteria for rezoning from the current Master Plan. Buz Graettinger seconded the motion. A roll call vote was requested by Chairperson Monton:

Yes: Douglas, Graettinger, Cluchey, Zangara, DeGregorio and Monton

No: None.

Absent: Hooyman

Motion passes 6 to zero with one absence.

B. Discussion of comments received from the Master Plan public hearing on October 3, 2023 – Request for Special Planning Commission Meeting in November, 2023.

Chairperson Monton summarized that the main topics raised by the public at the Master Plan public hearing were:

1. Channel dredging;
2. The Wolly Adelgid infestation of an invasive species that impacts Hemlock trees; and,
3. Infrastructure.

Buz Graettinger stated that he thought the public hearing was productive and successful.

Peter Zangara has question about timelines, budgets and tasks to be completed to which Staff responded that those items would be covered in the subsequent Capital Improvements Plan to begin in 2024.

Paula DeGregorio was disappointed in the Village's late response at the end of the 63 day public comment period.

Staff reported that Township Zoning Administrator Keith Edwards and Village Zoning Administrator Kate Anderson met with Village Manager Chris Brown on September 25 to better understand and clarify the comments he made on the Master Plan at the September 11 Village Council meeting. Additionally, written comments were received from David Bluhm, Christina McVie and Kathy O’Conner.

There was consensus among the Planning Commissioners to encourage the Master Plan Committee to meet to consider the comments received, revise the Master Plan as necessary and return the document to the full Planning Commission for a final review.

DEPARTMENT COMMITTEE REPORTS

Keith Edwards Zoning Administrator and ZBA reports were accepted by the Planning Commission.

OTHER ITEMS FROM PLANNING COMMISSION MEMBERS - None

PUBLIC COMMENTS – John Stears of Vicksburg, Michigan, on Zoom, was concerned that the rezoning request was not consistent with the current future land use map, and requested that sewer and water be put on a map in the master plan.

ADJOURNMENT

Buz Graettinger moved to adjourn the regular meeting at 7:15 pm. Heather Douglas seconded the motion. All ayes and the meeting was adjourned at 7:15 pm.

Respectfully submitted by,

Keith Edwards, Zoning Administrator

October 17, 2023

Approved by the Planning Commission

November 21, 2023