



VILLAGE OF PENTWATER

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

VILLAGE COUNCIL MEETING AGENDA

Agenda to be presented before the Pentwater Village Council at the Regular meeting to be held on July 13, 2015 at Village Hall at 6:00 PM.

1. Call to Order
2. Council Roll Call
3. Public Comments
4. Approval of the Agenda
5. Public Comments on Agenda Items
6. Approval of Consent Agenda Items

All matters listed under Item 6. Consent Agenda are considered routine by the Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion of an item is required, it will be removed from the Consent Agenda and considered separately.

Approval of Village Council Regular meeting minutes held on June 8, 2015.

Regular Village bill approval of \$70,764.71. Fire Department regular bill approval of \$10,719.53

Approval of the use of Village Property:

- See Chamber letter listing 2016 Events.
- Annual Wooden boat show Saturday August 15th 2015

DEPARTMENT REPORTS

1. Village Manager – Rob Allard
2. Police Chief – Laude Hartrum
3. Fire Chief - Terry Cluchey
4. Marina Manager –Dick Hutchings
5. Zoning Administrator – Sara Bizon

COMMITTEE and BOARD REPORTS

1. Finance Committee - Jared Griffis
2. Ordinance Committee – April Watkins
3. Buildings & Grounds Committee – Dan Hoekstra
4. Personnel Committee – Bill Maxwell

5. Services Committee - Norm Shotwell
6. Promotions Committee – Don Palmer
7. Harbor Research Ad Hoc Committee – Dave Roseman

VILLAGE COMMISSION and BOARD REPORTS

1. Planning Commission – Ron Christians
2. DDA – Doug Osborn
3. Zoning Board of Appeals – Mike Castor

UNFINISHED BUSINESS

1. None

NEW BUSINESS

1. Appoint Matt Warner to DDA Term Exp. July 2019
2. Reappoint Elke Garret to Planning Commission Term Exp. 2018
3. Reappoint Gay Birchard to ZBA Term Exp. Aug 2018
4. Resolution - Lot Split 337 N. Rush Street
5. Resolution – Marina Engineering Study Grant
6. Allied Waste Contract renewal
7. Resolution - Final Adoption of 2015 Master Plan update.

ADJOURNMENT

PUBLIC COMMENTS

1. Will be made ONLY when the Village President opens the meeting for public comments, this is not a Public Hearing.
2. It is asked that you state your name & address to Council.
3. All comments will be addressed to the Village President.
4. All comments are limited to 3 minutes.

Thank you for your cooperation

Village of Pentwater

ON PENTWATER LAKE AND LAKE MICHIGAN
327 South Hancock Street P.O. Box 622 Pentwater, Michigan 49449
(231) 869-8301 Website: pentwatervillage.org

Regular Meeting COUNCIL MINUTES

June 8, 2015

Call to Order - President Juanita Pierman called the regular meeting of the Pentwater Village Council to order at 6:00 pm in the Pentwater Community Hall meeting room.
Pledge of Allegiance.

Roll Call - Present: Jared Griffis, Norm Shotwell, Bill Maxwell, Dan Hoekstra, Don Palmer, April Watkins and Juanita Pierman.
Absent: None.

Also present: Village Manager, Rob Allard; Clerk/Treasurer, Colleen Moser; Police Chief, Laude Hartrum; Zoning Administrator, Sara Bizon; Deputy Clerk, Barb Siok and Village Attorney Gary Nicholson.

Approval of the Agenda Motion by Shotwell, supported by Maxwell to approve the agenda. Voice vote. Aye: All Agenda approved.

Announcements - President Pierman thanked the volunteers and the local sponsors for their contributions to the 19th annual SOS party held on June 7th.

Approval of Consent Agenda - Approval of Village Council Regular meeting minutes held on May 11, 2015. Regular Village bill approval of \$67,573.19. Fire Department regular bill approval of \$5,633.45

Approval of the use of Village Property:

Hart Lions request for permission was granted to solicit donations for their White Cain Drive on Friday evening, June 19th and Saturday morning, June 20th.

Emily Johnson would like to play music on the top of the Village Green on ~~June 20th~~, July 31st, August 28th and occasional Monday mornings during the farmers markets.

Motion by Griffis, second by Hoekstra to approve the consent agenda items, omitting the June 20th use of the Village Green due to schedule conflict. Roll call vote. Aye 7, Nay 0. Motion passed.

Charrette results. 30 minute presentation "Pentwater alternative forecasted to 2035" by Don Carpenter of Lawrence Tech. Presentation is on our website on the Planning page.

VILLAGE DEPARTMENT REPORTS

Village Manager - See report

Police Chief - The Chief announced that Officer Dunneback has accepted another position and June 21 will be his last day working for the Village. The Chief intends to backfill hours with part time Officers. See report.

Fire Chief – Fire Chief stated that there is a new secretary for the department and that the prior month was a training session.

Marina Manager – See report.

Zoning Administrator - See report.

COMMITTEE REPORTS

Finance – Griffis reported that the committee met on May 28th to discuss the purchase of a police car and a budget amendment for the Planning and Zoning department.

Ordinance –Watkins reported that the Ordinance committee has sent the issue of having Chickens and/or roosters in the Village to the Planning Commission, see committee minutes from May 11, 2015.

Building and Grounds – Committee meeting held on June 3rd 2015.

Motion was made by Hoekstra, supported by Shotwell. The Buildings & Grounds Committee strongly supports creating an improved community library and suggests that the Council instruct the Village Manger to continue negotiations with the Library board to achieve a satisfactory agreement for the Village to give the land to the Library at no cost to the Village. Roll call vote. Ayes: 7 Nays: 0 Motion passed.

Personnel Committee- No meeting, no report.

Services Committee- The committee met on May 11, 2015 minutes were in the June packet. The committee also met on June 8th, the minutes will be in the July Council packet. The next services meeting will be held on July 8th.

Promotions Committee –The committee met on May 9, 2015 minutes were in the June packet. The 19th annual Start of Summer Party was held on June 7, 2015. Palmer also thanked contributors, President Pierman, Councilors, Chief Hartrum and the DPW.

Harbor Research Committee Ad Hoc. Dave Roseman stated that he has been looking into having a boat school institute, as suggested by the Charrette.

VILLAGE COMMISSION AND BOARD REPORTS

Planning Commission- See meeting minutes. The Planning Commission would be addressing animals in the Village at the next Regular meeting, which is scheduled on the same evening, as the Public Hearing for the Master Plan. Both will be held on June 17th at Village Hall at 7:00 pm.

DDA – Met on May 13, 2015. President Pierman stated that she had received a letter of from Rand Gee stating that he would be resigning from the DDA for health reasons.

Ressel-Hodan reported that the free bike use program had begun and the bicycle aid station located on the south side of the Village Police building would be opening soon.

The banners that were lost during the winter have been replaced.

Motion by Shotwell, second by Watkins by to appoint John Nagel and Terry Valenzano to serve on the DDA. Voice vote. Aye: 7 Nay: 0. Motion approved. Terms to expire June 2019
The next Regular DDA meeting would be held on Wednesday June 10th at 8:30 am.

ZBA- No meeting, no report. Damon Crumb is in Tendercare and would enjoy visitors.

UNFINISHED BUSINESS

None

NEW BUSINESS

Larson Lot Split Resolution Bizon reported that the lot split resolution was conforming to the Zoning Ordinance. The Planning commission had approved the lot split and the Village attorney had reviewed the resolution.

Motion by Griffis, supported by Palmer to approve the Larson Lot Split Resolution
Roll call vote. Aye: 7 Nay: 0. Lot Split motion passed.

Police Car Purchase *Motion* by Shotwell, second by Hoekstra to approve the purchase of a Police Car, not to exceed \$30,000 from the Motor Pool fund. Roll call vote. Aye: 6 Nay: 1- Pierman. Motion approved.

Budget Amendment *Motion* by Palmer, supported by Maxwell to approve the budget amendment to increase of current fiscal year appropriations of \$30,000 for a total of \$55,500 for the Planning and Zoning Department. Roll call vote. Aye: 7 Nay: 0. Motion passed.

Adjournment – Motion was made by *Palmer* to adjourn. Second by Griffis Voice vote. Aye: All. President Pierman adjourned the meeting at 7:37 pm.

Respectfully submitted,

Colleen Moser, Clerk/Treasurer

Date

JUNE 2015 CHECK REGISTER FOR VILLAGE OF PENTWATER

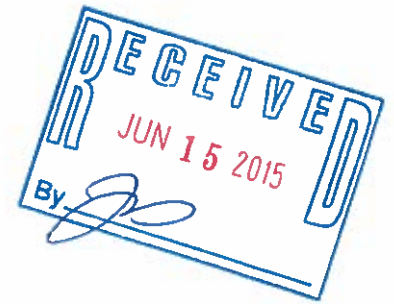
<u>Check Date</u>	<u>Check</u>	<u>App</u>	<u>Vendor Name</u>	<u>Description</u>	<u>Amount</u>
06/01/2015	41674	PR	Priority Health Insurance	insurance	7,316.14
06/05/2015	41675	AP	All Access Care	prof. svc.	330.00
06/05/2015	41676	AP	AT&T Mobility	utilities	161.90
06/05/2015	41677	AP	Boyko, Aaron	parks/prof. svc. Painting	3,030.00
06/05/2015	41678	AP	Briggs True Value Hardware	lift station supplies	33.96
06/05/2015	41679	AP	Bruce's Auto & Maint.	repair/mtc.	305.04
06/05/2015	41680	AP	BS&A Software	prof. svc. tax support	434.00
06/05/2015	41681	AP	Charter Communications	utilities	809.24
06/05/2015	41682	AP	Cintas Corporation	prof. svc.	369.18
06/05/2015	41683	AP	Consumers Energy Payment Center	utilities	10,222.55
06/05/2015	41684	AP	DTE Energy	utilities	546.81
06/05/2015	41685	AP	Grateful Thread Embroidery	rec.prgm. Equipment	1,326.00
06/05/2015	41686	AP	Integrity Business Solutions	supplies	20.76
06/05/2015	41687	AP	Larson & Son Ace Hardware	supplies	248.01
06/05/2015	41688	AP	VOID	void	0.00
06/05/2015	41689	AP	VOID	void	0.00
06/05/2015	41690	AP	Lighthouse Car Care Center LLC	motorpool	180.00
06/05/2015	41691	AP	Malburg's Sanitation Service, Inc.	prof.svc.lift station	125.00
06/05/2015	41692	AP	MICHIGAN STATE POLICE	utilites	66.00
06/05/2015	41693	AP	Michigan Rural Water Association	training	390.00
06/05/2015	41694	AP	Nye Uniform	safety equip.	199.57
06/05/2015	41695	AP	Oceana Irrigation Systems Inc.	prof.svc.	227.62
06/05/2015	41696	AP	Postmaster, Pentwater	postage expense	72.00
06/05/2015	41697	AP	Republic Services	prof. svc.	319.24
06/05/2015	41698	AP	Tanner Plumbing & Heating, Inc.	supplies	54.47
06/05/2015	41699	AP	Ted Douglas & Son's Sewer & Drain	svc.sewer to main	200.00
06/05/2015	41700	AP	Trace Analytical Laboratories, Inc.	analytical cwp	525.80
06/05/2015	41701	AP	Turning Leaf Landscaping Inc.	prof. svc.	330.76
06/05/2015	41702	AP	Verizon Wireless	utilities	116.16
06/05/2015	41703	AP	Wishing Well	fuel	120.75
06/05/2015	41704	AP	Xerox Corporation	lease/mtc.	346.95
06/12/2015	41705	PR	Net Payroll Check	payroll	220.36
06/12/2015	41706	PR	Net Payroll Check	payroll	281.75
06/11/2015	41707	AP	Arnouts, Katie	rec. prgrm. reimb.	46.00
06/11/2015	41708	AP	Aventric Technologies	supplies	72.00
06/11/2015	41709	AP	Barney's Sewer & Drain Cleaners	prof.svc. Marina	320.00
06/11/2015	41710	AP	C & D Cleaning	prof./contr.svc	1,544.45
06/11/2015	41711	AP	C & I Electric	parks prof.svc.	343.50
06/11/2015	41712	AP	Companion Life	insurance	224.00
06/11/2015	41713	AP	Core Technology Corporation	prof.svc.	250.00
06/11/2015	41714	AP	DMC Unlimited	marina supplies	231.50
06/11/2015	41715	AP	DuBois-Cooper Associates Inc.	lift Station oper.supplies	60.00
06/11/2015	41716	AP	Evergreen Solutions LLC	vlg.supplies	713.60
06/11/2015	41717	AP	Firstmerit Bank, N.A.	statement	146.48
06/11/2015	41718	AP	Frontier	utilities	56.63
06/11/2015	41719	AP	Gillison's Variety Fabrication, Inc	supplies	291.00
06/11/2015	41720	AP	Grateful Thread Embroidery	marina supplies/prof.svc.	629.10
06/11/2015	41721	AP	Integrity Business Solutions	office supplies	5.76
06/11/2015	41722	AP	Klotz Auto Parts	mtc.supplies	6.44

<u>Check Date</u>	<u>Check</u>	<u>App</u>	<u>Vendor Name</u>	<u>Description</u>	<u>Amount</u>
06/11/2015	41723	AP	Lambright, Herman	fsh cln.station	400.00
06/11/2015	41724	AP	Nicholson & Krusniak	VOP-Bates legal svc.	5,501.25
06/11/2015	41725	AP	North Woods Sign Shop LLC	cycle aid station sign	150.00
06/11/2015	41726	AP	Northern Fire & Safety	PFC prof.svc.	152.50
06/11/2015	41727	AP	Oceana's Herald-Journal	publishing	71.10
06/11/2015	41728	AP	Republic Services	prof. svc.	8,756.50
06/11/2015	41729	AP	Ressel-Hodan, Claudia	DDA promo reimburs	146.20
06/11/2015	41730	AP	Villadsen's Northern Greenhouse	vlg.hall prof.svc.	171.92
06/11/2015	41731	AP	Weesies Brothers Farms, Inc.	community promo.	190.11
06/11/2015	41732	AP	Wilson, Gary	in lieu of insurance	50.00
06/11/2015	41733	AP	Wishing Well	fuel	64.21
06/11/2015	41734	AP	WEX BANK	fuel	534.98
06/26/2015	41735	PR	Net Payroll Check	payroll	159.31
06/26/2015	41736	PR	Net Payroll Check	payroll	498.78
06/25/2015	41737	AP	Adams Marine Construction	prof. svc. Marina waterline	650.00
06/25/2015	41738	AP	All Seasons Porta-Jons LLC	prof. svc.	168.00
06/25/2015	41739	AP	Arnouts, Katie	rec.prgm equipment	145.39
06/25/2015	41740	AP	Bateson's Auto Repair	motorpool	645.00
06/25/2015	41741	AP	Bizon, Sara	Publishing	20.00
06/25/2015	41742	AP	Bruce's Auto & Maint.	motorpool	44.20
06/25/2015	41743	AP	Cintas Corporation	prof. svc.	139.72
06/25/2015	41744	AP	DuBois-Cooper Associates Inc.	prof. svc.	540.00
06/25/2015	41745	AP	Etna Supply	supplies	224.40
06/25/2015	41746	AP	Evergreen Solutions LLC	supplies	174.37
06/25/2015	41747	AP	Fleis & Vandenbrink	prof. svc. Wellhead Protection	1,000.00
06/25/2015	41748	AP	Frontier	utilities	236.45
06/25/2015	41749	AP	Great Lakes Energy	twm.so. utilities	204.80
06/25/2015	41750	AP	Kirby Built Sales	supplies Village Hall	771.10
06/25/2015	41751	AP	Kwik Print Plus of Ludington	Community Promotion	162.86
06/25/2015	41752	AP	M&M Associates	rec.prgm.	178.50
06/25/2015	41753	AP	Miller, Donna	rec.prgm. equipment	370.81
06/25/2015	41754	AP	Colleen Moser, Treasurer	Tax Drawer	300.00
06/25/2015	41755	AP	NCL of Wisconsin	oper. Supplies CWP	178.78
06/25/2015	41756	AP	Northern Fire & Safety	prof. svc.	28.00
06/25/2015	41757	AP	Pentwater Convenience Center	fuel	411.48
06/25/2015	41758	AP	Physio-Control, Inc.	Operating Supplies	176.00
06/25/2015	41759	AP	Ryan's Lawn Care	parks oper.supplies	360.00
06/25/2015	41760	AP	Taser International	Operating Supplies Police	185.00
06/25/2015	41761	AP	Trace Analytical Laboratories, Inc.	analytical cwp	1,106.00
06/25/2015	41762	AP	Trojan Tech. / Fifth Third Bank	Operating Supplies CWP	477.83
06/25/2015	41763	AP	Walickis A-1 Auto Body & Towing LLC	oper.supplies	135.95
06/25/2015	41764	AP	Wishing Well	fuel	58.70
06/25/2015	41765	AP	Delta Dental	Delta Dental	463.92
06/25/2015	41766	PR	Priority Health Insurance	insurance	7,744.06
06/26/2015	41767	AP	Bizon, Sara	MSU - ZBA training event supplies	45.24
06/26/2015	41768	AP	Cintas Corporation	prof.svc.	284.89
06/26/2015	41769	AP	Gustafson HDD LLC	prof.svc. for svc.line 879 E Park	337.50
06/26/2015	41770	AP	Integrity Business Solutions	supplies	28.63
06/26/2015	41771	AP	Larson & Son Ace Hardware	supplies	431.29
06/26/2015	41772	AP	VOID	void	0.00
06/26/2015	41773	AP	VOID	void	0.00

<u>Check Date</u>	<u>Check</u>	<u>App</u>	<u>Vendor Name</u>	<u>Description</u>	<u>Amount</u>
06/26/2015	41774	AP	Rolyan Buoys	9 Slow No Wake Buoys	1,280.00
06/30/2015	41775	PR	POLICE OFFICERS ASSOCIATION	dues	180.00
06/30/2015	41776	PR	TECH, PROF & OFFICE ASSOC OF MI	dues	112.50
06/30/2015	41777	PR	UNITED WAY OF THE LAKESHORE	united way	46.00
					70,764.71

Pentwater Fire Department

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Jul 8, 15	07/08/2015	2068	Pentwater Convenience Center	\$ (94.34)
	07/08/2015	2069	Michigan Rescue Concepts	\$ (320.00)
	07/08/2015	2070	Terry Cluchey	\$ (162.65)
	07/08/2015	2071	DTE Energy	\$ (30.18)
	07/08/2015	2072	West Shore Fire, Inc.	\$ (728.00)
	07/08/2015	2073	Dan Yost	\$ (750.00)
	07/08/2015	2074	Motorola	\$ (6,585.00)
	07/08/2015	2075	Circle K Service	\$ (96.80)
	07/08/2015	2076	Klotz Auto Parts, Inc.	\$ (21.19)
	07/08/2015	2077	Fire CATT, LLC	\$ (1,790.75)
	07/08/2015	2078	Consumers Energy	\$ (140.62)
Jul 8, 15				\$ (10,719.53)



June 15, 2015

Village of Pentwater,

2016 Events Village Green Request

Winterfest: Feb 13

Feb 20 boat launch & pavilion on Lake Street for Polar Dip

Easter on the Green: March 26

Farmers Market: June 2 –September 5 - 10am-1pm every Monday & Thursday

Spring Arts & Craft Show- June 18 & 19 (Set up on June 17)

Pie Contest: July 3 - 8am-6pm

Homecoming: August 13 – Parade

Fall Arts & Craft Show: September 24 & 25 (set up on September 23)

Oktoberfest: October 8

Halloween on the Green: October 29 - 1pm

Santa on the Green: November 26 - 5pm

Thank you,

Pentwater Chamber of Commerce

POT ON AGENDA



PENTWATER YACHT CLUB

established 1935

7 July 7, 2015

Ms. Juanita Pierman
Village President
Village of Pentwater
327 S. Hancock Street
Pentwater, MI 49449

Dear Juanita,

The Pentwater Yacht Club is hosting the 19th Annual Wooden Boat Show on Saturday 22 August 2015. As you are aware, this is one of the events where we open the club to the public and everyone is welcome. We normally have more than 40 wooden boats in the show and already we have some boats registered for the 2015 show.

As in previous years to facilitate this event, we are requesting launch and retrieval use of the municipal launch ramp at no charge for the show entrants. A few entrants may wish to launch Friday evening. However, most will launch Saturday morning and they normally leave by Saturday evening.

We believe this adds to the atmosphere of Pentwater as a resort location and promotes our village to visitors.

Thank you for your attention to this request.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Frode'.

Frode Maaseidvaag
WBS Co-Chair

205 Dover Street, PO Box 607, Pentwater, MI 49449-0607

MANAGERS REPORT

July 13, 2015

ROAD MAINTENANCE

Catch basins were cleaned by MDOT contractors within the village on June 24th. Cold patching continues.

WATER UTILITY

The village will begin the process of exercising main valves the month of July. This will continue as time permits until late fall.

SEWER UTILITY

Staff has rebuilt several pumps at village lift stations in June and into July. This is being performed as routine maintenance.

CLEAN WATER PLANT

The plant underwent a membrane chemical clean just prior to the 4th of July. Average flows for the three day holiday weekend were 252,000 gpd. This compares to last year's 4th weekend of 247,000 gpd.

Parks

The landscaping at the west end of Third Street, also known as the "Shoppers Dock" was completed. The fixed mounted picnic table and benches will be returned as soon as practical.

**Pentwater Police Department
Activity Report
June 2015**

Synopsis

During June the Department remained constant with previous years.

Activity Highlight

On 6-7-2015 Officers issued a citation for Driving While License Suspended.

On 6-20-2015 Officers responded to a malicious destruction of property (MDOP). The case remains under investigation.

On 6-20-2015 Officers dispatched a deer that had been struck by a car in the 700 block of North Hancock Street.

On 6-21-2015 Officers responded to a complaint of an unwanted subject in the 200 block of Sixth Street. No arrests were made.

On 6-22-2015 Officers responded to a report of MDOP in the 300 block of West Lowell Street. The case remains open.

On 6-23-2015 Officers responded to a report of a stolen bicycle in the 600 block of South Hancock Street. The case remains under investigation.

On 6-24-2015 Officers took a report of a Property Damage Accident.

On 6-29-2015 Officers took a report of Vunrable Adult Fraud in the 900 block of Sixth Street. The issue was resolve without an arrest being made.

On 6-29-2015 Officers took a report of attempted B&E to an occupied building in the 400 block of North Hancock Street. The case remains under investigation.

Project Reports

The cycle aid station project was completed early last month and is used on a daily basis. We are receiving positive comments from visitors and citizen alike.

The Department continues to struggle with staffing and we want to thank the Oceana County Sheriff's Office Reserves, Michigan DNR, US Coast Guard, and the Sheriff's Marine Patrol for their assistance over the last weekend.

Pentwater Police Department – Activity Detail

Complaints	Totals
911 Hang Ups	1
Abandon Vehicles	1
Animal Complaints	1
Assists	13
Car Deer Accidents	1
City Ordinance	6
Distrubance	1
Found Property	4
Fraud	3
Larceny	2
Lost Property	4
MDOP	1
Marine Complaints	1
Misc.	2
Motorist Assists	4
OWI	0
Paper Service	1
Peace Keeping	1
Property Damage Accident	2
Reckless Driver	1
Barking Dog	2
Traffic Hazard	1
Traffic Stops	24
Well Being Checks	1
Total	78

Tickets

Disregard a Stop Sign	1
Expired Registration	1
No Operators License	1

These statistics in no way reflect the number or the impact of contacts and interactions that the officers have with citizen and visitors.

Respectfully submitted,
Chief Laude Hartrum





PENTWATER FIRE DEPARTMENT

486 E. Park Street • P.O. Box 1117
Pentwater, Michigan 49449
Phone (231) 869-5987 Fax (231) 869-8511
www.pentwaterfiredepartment.com

Monthly Meeting Agenda

Meeting Date: Wednesday June 3, 2015 19:00 Hours

Meeting Location: Pentwater Fire Department

Call to Order

- I. Reading and Approval of Minutes
 - a. Minutes from 5/6/15
- II. Reports of Officers
 - a. Treasurer Everet Horton
 - i. Balance
- III. Old Business
 - a.
 - b.
- IV. New Business
 - a. MFR holding class this weekend 6/6-6/7
- V. Training
 - a.
 - b.
- VI. Discussion on Last Month's Calls
 - a. There were 4 fire calls for the month of May
 - b. There were 21 medical calls for the month of May
- VII. Comments
 - a.
 - b.
- VIII. Adjourn- A motion to adjourn by seconded by
 - All comments will be held to two (2) minutes on all issues

Secretary-Jen Moore



PENTWATER FIRE DEPARTMENT

486 E. Park Street • P.O. Box 1117
Pentwater, Michigan 49449
Phone (231) 869-5987 Fax (231) 869-8511
www.pentwaterfiredepartment.com
Meeting minutes

Meeting Date: Wednesday, June 3, 2015

Time: 7:00 P.M.

Location: Pentwater Fire Department

Call to order at 1900

Pledge Allegiance

- I. Reading and approval of minutes from 5/6/15
- II. Reports of Officers:
 - a. Treasurer Everet Horton: Balance N/A
- III. Old Business
 - a. Chris Gebhart now MFR certified
 - b.
 - c.
- IV. New Business
 - a. Need to get 6x fixed
 - b.
- V. Training
 - a.
 - b.
- VI. Discussion on last month's calls
 - a. There were 4 fire calls for the month of May
 - b. There were 21 medical calls for the month of May
- VII. Adjourn at 2000. Motion to adjourn by Paul and seconded by Mike

PENTWATER MUNICIPAL MARINA REPORT

JUNE 2015

The month of June was very slow at the Marina, I guess the people don't like to boat in the cold, rainy, and windy days.

The fishing has been very slow so the launch ramp has been very slow for this time of year and the pleasure boaters have not had the weather to show up yet.

The fish cleaning station tank has only been pumped once this month so that helps the budget.

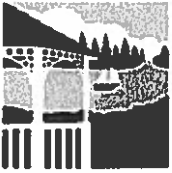
The Turning Leaf crew has done a good job keeping up with the mowing and edging of the lawn.

July has brought out a lot more boaters so maybe there is hope for a good season after all.

Respectfully Submitted



Dick Hutchings
Marina Manager



VILLAGE OF PENTWATER

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

ZONING ADMINISTRATOR'S REPORT

June 2015

Zoning Permits issued:

Accessory Bldg.	0
Deck	0
New Residence	0
Residential Addition	0
Fence	0
Residential Remodel	0
Sign	1
Home Occupation	0
Demolition	1
Commercial	0
Driveway	0
Other	0
Total	2

- Responded to requests for information

Detail of Zoning Permits Issued:

Permit Number	Date Issued	Address	Parcel Number	Property Owner	Project
DM 04-15	6/1/15	80 Chester Street	438-004-00	Terrence Coburn	Removal of Illegal Shed (Variance Denied by ZBA)
ZP 18-15	6/19/15			Historical Society	Sign

Village of Pentwater
Services Committee Meeting Minutes
June 8, 2015

Members Present: Norm Shotwell, Jared Griffis and Don Palmer
Others present: Rob Allard, Village Manager; Ted Cuchna, Miguel and Lucas Quinteros, residents; Terry Bartells and Chris Bosserd, Wade Trim consultants; Kerry Rattinger, Republic Services

Chairman Shotwell called the meeting to order at 0800.

1. Capital Improvement Plan (CIP)

The Village Manager, with our Wade Trim consultants, led a brief discussion on preparation of the CIP. Discussions between the Village Manager and consultant continued after the meeting.

The request for sidewalks on Clymer Street, made by Boy Scout, Lucas Quinteros at the May Council Meeting, was discussed. Lucas expressed a desire to continue involvement. The next action is to discuss this with the School administration to move forward under the Safe Routes to Schools Program . Any plan developed will be integrated with the CIP.

2. Trash Collection:

Kerry Rattinger, Republic Services, presented a verbal proposal to convert the Village trash collection process to use 95 gallon bins at no cost to the Village or residents, and to extend the current contract for 7 years from its 2016 expiration at the same cost level as the existing contract. The Committee felt this was an approach worth considering and requested that Republic submit a formal proposal to the Village.

3. Village Manager's update:

Clean Water Plant – in flow continues to increase with return of residents but at levels much lower than last year..

Well Head Protection Plan – The fourth and final meeting will be held on July 15 at 2 PM. There will be some ordinance review work required on well field protection.

Review of Village utility rates – the water system rate draft study is nearing completion. The sanitary sewer rate draft study is in redraft after discussions with staff. When the sanitary sewer redraft is ready, the committee chair will hold a working session to review both studies with the Village Manager prior to full committee review.

4. Storm water drainage plan

3rd Avenue Storm Drain – The Village Manager will assess whether to obtain construction bids this year.

The next Services Committee will be held on 8 July 2015 at 0800.

Meeting Adjourned at 0903.
Respectfully,

Norman Shotwell, Chairman



Village of Pentwater

327 S. Hancock St P.O. Box 622 Pentwater, MI 49449
(231) 869-8301 FAX (231) 869-5120
Website: www.pentwatervillage.org

Planning Commission - Public Hearing Meeting Minutes – June 17, 2015

Purpose: Public Hearing by the Pentwater Village Planning Commission to hear comments from the Public with regard to the 2015 update to the Village Master Plan.

Commissioner Hoekstra called the Public Hearing of the Village Planning Commission Meeting to order at 7:03 P.M. held at Village Hall, with the Pledge of Allegiance.

Roll Call

Present: Kirstin McDonough, Bruce Koorndyk, Dan Hoekstra, Mark Benner, Elke Garrett and Ron Christians.

Absent: Damon Crumb and Paul Anderson.

Also Present: Sara Bizon, Zoning Administrator, Rob Allard Village Manager and Colleen Moser, Village Clerk/Treasurer.

Approval of the Agenda

Motion by Koorndyk, second by Garrett to approve the agenda.

Voice Vote: Aye: All Nay: 0 Agenda approved.

Presentation of the Proposed Village Master Plan Update for 2015

Bizon gave a brief power point presentation. Starting with an overview of what is defined by law to be Master Plan. The Plan covered the demographics and a vision statement as summarized as, the Village's strong core values, small town character and natural features which would be supported by a balance of land use and stable economy, that provides opportunity for residents but does not distract from core values. The presentation also stated the core values as developed by the Commission, goals of the plan, design guidelines for each Zoning District, a Zoning Plan and an Implementation Table. Bizon explained that the Master Plan is a broad plan of land use within the Village limits and the Plan is not legally binding.

Public Comments

Written comments:

Rand Gee of 416 N Rush Street wrote a 6-page letter that was included in the Planning commissions Packet. Everet Horten of 1251 Sixth Street wrote an email stating that the Master Plan should be renamed. Gee and Horten did not attend the Public Hearing.

Oral Comments:

Ted Cuchna of 529 Clymer asked how the Master Plan meshes with the Townships Plan. Village Councilor and Commissioner Hoekstra responded that the Village plan is separated from the Township, as the Village does not have area in which to expand, unlike the Township. The Township was invited to come to a Planning meeting to discuss the both master plans of the Village and Township however, the township did not attend.

Village Councilor, Norm Shotwell of 474 East First Street, stated that the Village should begin working on the next Master Plan in part over the next five years rather than waiting another 5 years. Suggesting that one objective of the Master Plan is worked on and to approach the Township with each objective in order to merge the Master Plans. Shotwell also suggested that the next plan have less verbiage when it comes to defining a master plan. He stated that it would reduce the size of the plan by 40%. He disagreed that the Village is a retirement community as the Plan states, that the Village is a resort, and that the Plan should address storm water and infrastructure. Hoekstra stated each suggestion over the next five years would also increase the cost of having the Plan updated.

Benner asked Councilor Shotwell which of the issues he felt was critical to the Master Plan and should be revised or handled as addendums to the Plan. Shotwell stated that Storm water should be addressed and his other suggestions could be worked on in the future.

The Village Manager stated that the Village has a recreation plan, a Capital Improvement Plan is in progress and that there should be an Infrastructure Plan where the water, sewer and storm water would be addressed. The Master Plan is a plan of the land use that incorporates the Zoning Ordinances in order to achieve possible future plans of the land use and that the Master Plan is meant to be general rather than specific.

Bill Maxwell of 570 East Fifth Street stated that he was involved in the 2010 Village Master Plan and had learned at that time that the Master Plan is a land usage plan. The Village has not changed much there is no room to expand, unlike the Township. The focus of the Commission is land use as it conforms to the Zoning Ordinances and any other information that is available at the time. All of the other information such as capital and infrastructure improvement plans, current and historical stats on number of residents, age ranges, income, environmental matters and any other additional information needs to be in the hands of the Planning Commissioners at the time they develop or update the Master Plan. The Planning Commission independently could not state what is needed as far as utilities. The Commission worked on the improvement to the Master Plan with the information that they had available at the time. If all of the other information suggested had had been in the commissioners hands it would have been incorporated into the plan and it also would be less expensive to write the update.

Commissioner Benner stated that many other towns do use information such as economic development and infrastructure and although not in their plans, they are referenced or charted by their town's Master Plans and that the Village Plan had not done what was suggested. To say that the Village does not have room to expand is not enough

and that the focus should be how the community will progress using the land and resources available the in order to fulfill the vision of the future.

Hoekstra asked if there were any more public comments, hearing none.

Hoekstra asked for a motion to Close and Adjourn the Public Hearing.

Motion by Christianson. Voice: All

ADJOURNMENT Commissioner Hoekstra adjourned the Public Hearing at 7:32 p.m.

Respectfully Submitted,

Colleen Moser
Village Clerk/Treasurer

Date



Village of Pentwater

327 S. Hancock St P.O. Box 622 Pentwater, MI 49449
(231) 869-8301 FAX (231) 869-5120
Website: www.pentwatervillage.org

Planning Commission

Regular Meeting Minutes – June 17, 2015

Regular meeting followed immediately after the close of the Public Hearing

Commissioner Hoekstra called the Regular meeting of the Pentwater Village Planning Commission Meeting to order at 7: 35 p.m.

Roll Call

Present: Kirstin McDonough, Bruce Koorndyk, Dan Hoekstra, Mark Benner, Elke Garrett and Ron Christians

Absent: Damon Crumb and Paul Anderson

Also Present: Sara Bizon, Zoning Administrator, Rob Allard Village Manager and Colleen Moser, Village Clerk/Treasurer

Counselor Hoekstra chaired the meeting due to the absence of the Chair and Vice-chair. Election of Interim Vice-chair will be handled as first new item of the Regular agenda

Approval of the Agenda and the Minutes

Motion by Christians second by Koorndyk to approve the agenda and meeting minutes from the May 20, 2015. Voice vote. Aye: All Nay: 0 Absent: 2 Agenda approved.

Public Comment

Ted Cuchna of 529 Clymer asked about the moving of the Township Public Library further from the school and the Friendship Center. Also the Village giving away land to the Township for a new Library

Hoekstra stated that both, the Village Manger and the Buildings and Grounds committee were addressing the Township Library issue.

COMMITTEE/DEPARTMENT REPORTS

Zoning Administrator Bizon reported that she issued 5 permits in May and provided the Commission with her May 2015 report.

Zoning Board of Appeals - No meeting. No report.

OLD BUSINESS

None

NEW BUSINESS

Election of Officers

Hoekstra asked for nominations for Chair

Hoekstra nominated Ron Christians as the Chair. There were no other nominations

Motion by Hoekstra, discussed by Koorndyk to elect Ron Christians as the Chair of the Planning Commission. Roll call vote. Aye: 5 Nay: 0 Absent: 2 Motion approved.

Hoekstra asked for nominations for Vice-Chair.

Benner nominated Hoekstra. There were no other nominations.

Motion by Benner, second by Koorndyk to elect Hoekstra as Vice-Chair of the Planning Commission. Roll call vote. Aye: 5 Nay: 0 Absent: 2 Motion approved.

Hoekstra asked for nominations for Secretary.

Hoekstra nominated Elke Garrett as Secretary. There were no other nominations

Motion by Hoekstra, second by Koorndyk to elect Elke Garrett as Secretary of the Planning Commission. Roll call vote. Aye: 5 Nay: 0 Absent: 2 Motion approved.

Lot Split Request – 337 N. Rush Street (Parcel #64-044-132-006-00)

Submitted by Michael Wojdylak & Kathleen O'Conner on June 5th, 2015.

The lot is vacant. The split will create two buildable parcels, "A" would be 23,740 Sq. Ft.

(0.545 Acres) and "B" 19,471 Sq. Ft. (0.447 Acres) both would have frontage on Rush

Street. Both parcels would be serviced by water and sewer. Bizon recommended approval of the proposed split to be forwarded to Village Council.

Motion by Koorndyk, second by Elke to recommend to the Village Council the Resolution proposed lot split of 337 N. Rush Street, parcel No. 64-044-132-006-00 because it meets the square footage requirements and will result in two buildable lots.

Voice vote. Aye: 5 Nay: 0 Absent: 2 Motion passed.

Comments from the Master Plan Public Hearing

Hoekstra noted that the Master Plan should be addressed incrementally over the next five years as Shotwell suggested. Hoekstra commented that that it was suggested at the Public Hearing that the Master Plan be renamed a 'Master Land Use Plan.'

Motion by Christians, second by Garrett to rename the Master Plan as 'Master Land Use Plan' only if it is legal for the Master Plan to be renamed.

Roll call vote. Aye: 4 Christians, Garrett, McDonough & Hoekstra

Nay: 2 Koorndyk & Benner Absent: 2 Crumb & Anderson. Motion Passed.

2015 update to the Master Plan

Motion by Christians, second by McDonough to approve the Village Planning Commission's Resolution to approve the 2015 update to the Master Plan as amended and therefore recommends the Final Adoption of the 2015 updated Master Plan by the Pentwater Village Council. Voice vote. Aye: 5 Nay: 0 Absent: 2- Crumb & Anderson. Resolution passed.

Questions from Commissioners

Koorndyk asked Bizon about delivery of the packet electronically instead of the usual postage mailing. Bizon asked commissioners if they would accept an electronic packet for future meetings. All commissioners agreed. Planning commission packets would also be available on the Village website.

ADJOURNMENT

Motion to adjourn by Benner. Voice Vote: Aye: All
Hoekstra adjourned the meeting at 7:55 p.m.

Respectfully Submitted,

Colleen Moser
Village Clerk/Treasurer

Date

Unapproved

Village of Pentwater - Downtown Development Authority
Regular Meeting Minutes – Wednesday, June 10, 2015

Call to Order: DDA Vice-President, Doug Osborn called the meeting to order at 8:30 AM followed by the Pledge of Allegiance to the flag.

Attendance Roll Call: Jilly Barnes, Chris Dunn, Dean Gustafson, Terri Lambrix, John Nagel, Doug Osborn, Village President Juanita Pierman, Claudia Ressel-Hodan, Terry Valenzano, and Jack Witt. Absent: Tom Sims.

Also present: Village Manager Rob Allard and Deputy Clerk/Treasurer Barbara Siok.

Public Comments: None

Minutes:

Motion to approve the Special Meeting Minutes May 13, 2015 by Pierman, seconded by Valenzano. Voice vote. All Ayes. Opposed: None. Motion carried.

Motion to approve the Regular Meeting Minutes April 8, 2015 by Gustafson, seconded by Barnes. Voice vote. All Ayes. Opposed: None. Motion carried.

COMMITTEE REPORTS

Treasurer's Report: Witt distributed copies of the financial report and explained his format to track expenses by month and grouping actuals by quarters. Ressel-Hodan distributed copies of the Bike Share program expenditures and Cycle-Aid expenditures. Previous Minutes were reviewed regarding expenditures. Discussion followed.

Motion to approve Treasurers Report as submitted by Gustafson, seconded by Valenzano. Voice vote. All Ayes. Opposed: None. Motion carried.

Chamber of Commerce: Ressel-Hodan said the Pentwater Community Garage Sales is scheduled Saturday, June 13, 8 to 5. Discover Pentwater links have been included on the Chamber website. The Art & Craft Fair is scheduled June 20 and June 21. Valenzano said they're exploring marketing including radio ads, bill boards advertising, videos and more.

Pentwater Arts Council: Barnes reported the first Gallery Stroll was held and the call is out asking plein air artists to paint for the Garden Walk.

UNFINISHED BUSINESS

Pentwater Beautification/Banners/Tree Lighting/Flowers:

Allard said the banners will be installed.

Ressel-Hodan said the Christmas tree lights have been unplugged.

Witt suggested putting a flood light on the trees. Discussion followed.

Barnes will report after a workable plan is decided regarding flower pots for the Water Tower area, and will meet in August regarding Christmas Decorations.

Osborn said Mary Stiphany and Linda Osborn will continue watering the flowers at the Village Green and the Garden Club has increased their contribution to \$150.00.

Barnes will get pricing regarding fall and Christmas decorations for the next meeting.

Village of Pentwater - Downtown Development Authority
Regular Meeting Minutes - Wednesday, June 10, 2015

Bike Committee: Ressel-Hodan said the sign looks great, the repair cycle aid station needs a socket wrench and she negotiated the cost with Kwik Print for \$161.92 to print the flyers. Bike tour/trail alternatives will be discussed at the public meeting in the Community Hall Thursday, June 11 at 1:30PM. Expenditures came in \$100 under budget for the Bike project.

New Member: Matt Werner, owner of the Hexagon House Bed and Breakfast on Sixth Street, introduced himself and expressed interest in becoming a DDA member.

Motion by Gustafson for the Village President to recommend Council to appoint Matt Werner as a member of the DDA for the available 4 year term expiring July 25, 2019. Second by Barnes. Voice vote. All Ayes. Opposed: None. Motion carried.

Shoppers' Dock Concrete Work, Landscape & Ladder Installation: Witt said they welded a handle, painted it Coast Guard orange and installed the ladder.

Water Tower property area: Pierman and Allard said the property that belongs to the Water Tower cannot officially be designated as a park and anything installed has to be able to be removed. The suggested benches may be secured but not permanently installed. Osborn said the Historical Society has agreed to move the log and distributed a diagram regarding proposed benches, color, cost and flower pot for discussion. He said Ruggles is not available for cement slabs until fall. Pierman said anything the Village should have 3 estimates. Osborn said the Garden Club has agreed to pay \$750.00 towards the project. Motion by Ressel-Hodan to allocate \$4000.00 for benches, concrete pads, and flower pots for the water tower area with approval of Village Manager Allard. Second by Valenzano. Roll call vote. Ayes: 9. Opposed: 1; Pierman. Motion carried.

Signage Committee: Pierman said permits and MDOT approval is required for each sign on 31. MDOT will not pay for signs. Directional signs will have to be paid by DDA or the Village. Witt suggested more signs for public restrooms available on Hancock Street.

NEW BUSINESS

New Chair: Osborn asked members of the board who was interested in filling the chair position vacated by Rand Gee.

Osborn and the board welcomed new members, John Nagel and Terry Valenzano.

Ressel-Hodan volunteered to assist with the DDA website.

Motion to adjourn by Barnes. Seconded by Valenzano. Meeting adjourned at 10:37 AM

The next scheduled DDA Meeting is August 12, 2015, at 8:30 AM in the Community Room.

Respectfully submitted,

Barbara Siok
Deputy Clerk/Treasurer

Date



VILLAGE OF PENTWATER

ON PENTWATER LAKE AND LAKE MICHIGAN

327 South Hancock Street-P.O. Box 622

Pentwater, Michigan 49449

(231) 869-8301 - FAX (231) 869-5120

MEMORANDUM

TO: President Pierman & Village Council

FROM: Sara S. Bizon, Zoning Administrator *SSB*

DATE: June 22, 2015

SUBJECT: Michael Wojdylak & Kathleen O'Connor Lot Split Resolution -
337 N. Rush St. (Parcel # 64-044-132-006-00)

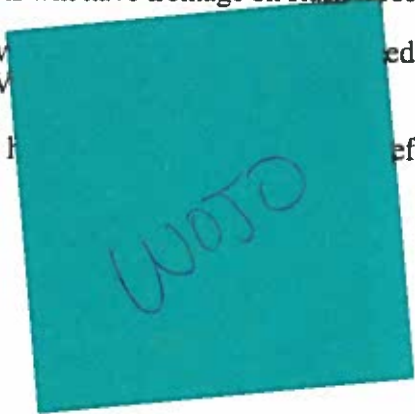
Before you tonight is a Resolution authorizing division of a platted lot within the Village of Pentwater submitted by Michael Wojdylak & Kathleen O'Connor for 337 N. Rush St. (Parcel #64-044-132-006-00).

The resolution (see attached) is authorizing a split of Parcel #64-044-132-006-00. The request is to create two (2) parcels, Parcel "A" will be 23,740 Sq. Ft. (0.545 Acres) and Parcel "B" will be 19,471 Sq. Ft. (0.447 Acres). Both of the lots will have frontage on Rush Street.

The Planning Commission reviewed the resolution and recommended a motion on June 17, 2015 to recommend the property split to Village Council.

Village Attorney Gary Nicholson has reviewed the resolution and will present it before you tonight.

Thank you.





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ON PENTWATER LAKE AND LAKE MICHIGAN
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WOJDYLAK/O'CONNOR LOT SPLIT RESOLUTION VILLAGE OF PENTWATER COUNTY OF OCEANA

At a regular meeting of the Pentwater Village Council held on July 13, 2015, the following resolution was offered by _____ and seconded by _____:

WHEREAS, Michael Wojdylak & Kathleen O'Conner, 337 N. Rush Street, Pentwater, Michigan has requested to split the existing boundaries of Parcel Number 64-044-132-006-00; and

WHEREAS, the exiting parcel is described as:

337 N RUSH ST WDA-L2010P16661 PT TO 006-50 IN 92 BLOCK 2 - COBB'S ADDITION TO VILLAGE OF PENTWATER LOTS 6 & 7 EXC N 140 FT OF LOT 7 & EXC N 90 FT OF LOT 6.

WHEREAS, the split will result in two buildable parcels (Parcel "A" and Parcel "B") as described hereafter, which will meet all of the existing Village of Pentwater zoning requirements for buildable lots, as described hereafter; and

WHEREAS, the Planning Commission of the Village of Pentwater has recommended to the Village Council to approve the request at its meeting on June 17, 2015; and

WHEREAS, a certified copy of this resolution splitting the existing property must be recorded with the Oceana County Register of Deeds before it becomes final.

NOW THEREFORE, be it resolved that permission and authority is hereby given to divide the existing parcel owned by Michael Wojdylak & Kathleen O'Conner into the parcels described below:

Parcel "A"

Lots 6 and 7 of Block 2 of Cobb's Addition to the Village of Pentwater Except the North 90 feet of Lot 6, Except the North 140 feet of Lot 7 and also Except the South 82.00 feet of Lots 6 and 7, also described as follows:

Commencing at the intersection of the center lines of Rush Street and Hanover Street;
thence South 00°44'44" West along the center line of Rush Street 122.98 feet;
thence North 89°59'43" West a distance of 32.98 feet to the Point-of-Beginning on the West Right-Of-Way of Rush Street;
thence South 00°45'29" West along said right-of-way 125.07 feet;
thence North 89°56'00" West parallel to the South line of Lots 6 and 7 a distance of 237.58 feet to the west line of Lot 7;
thence North 00°47'32" East along said lot line 75.15 feet;

thence South 89°50'21" East a distance of 118.80 feet;
thence North 00°32'53" East a distance of 49.97 feet;
thence North 89°59'43" East a distance of 118.86 feet to the POB;
containing 0.545 acres more or less;
Part of Section 14, Town 16 North, Range 18 West, Village of Pentwater, Oceana County, State of Michigan.

Parcel "B"

The South 82.00 feet of Lots 6 and 7, Block 2 of Cobb's Addition to the Village of Pentwater also described as follows:

Commencing at the intersection of the center lines of Rush Street and Hanover Street; hu
thence South 00°44'44" West along the center line of Rush Street 248.09 feet;
thence North 89°56'00" West a distance of 33.02 feet to the West right-of-way of Rush Street and the POB;
thence continuing North 89°56'00" West parallel to the South line of of Lots 6 and 7 a distance of 237.58 feet to the west line of Lot 7;
thence South 00°47'32" West a distance of 82.01 feet to the Southwest corner of Lot 7;
thence South 89°56'00" East along the South side of Lots 7 and 6 a distance of 237.57 feet to the Southeast corner of Lot 6;
thence North 00°45'29" East along the west right-feet-way of Rush Street 82.01 feet to the POB;
containing 0.447 acres more or less,
Part of Section 14, Town 16 North, Range 18 West, Village of Pentwater, Oceana County, State of Michigan.

See attached Certificate of Survey and Legal Description prepared by John C. Schulke, Land Surveyor dated May 20, 2015 describing Parcel "A" and Parcel "B".

AYES: _____

NAYS: _____

ABSENT: _____

Certification of Adoption

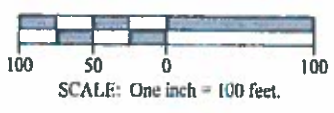
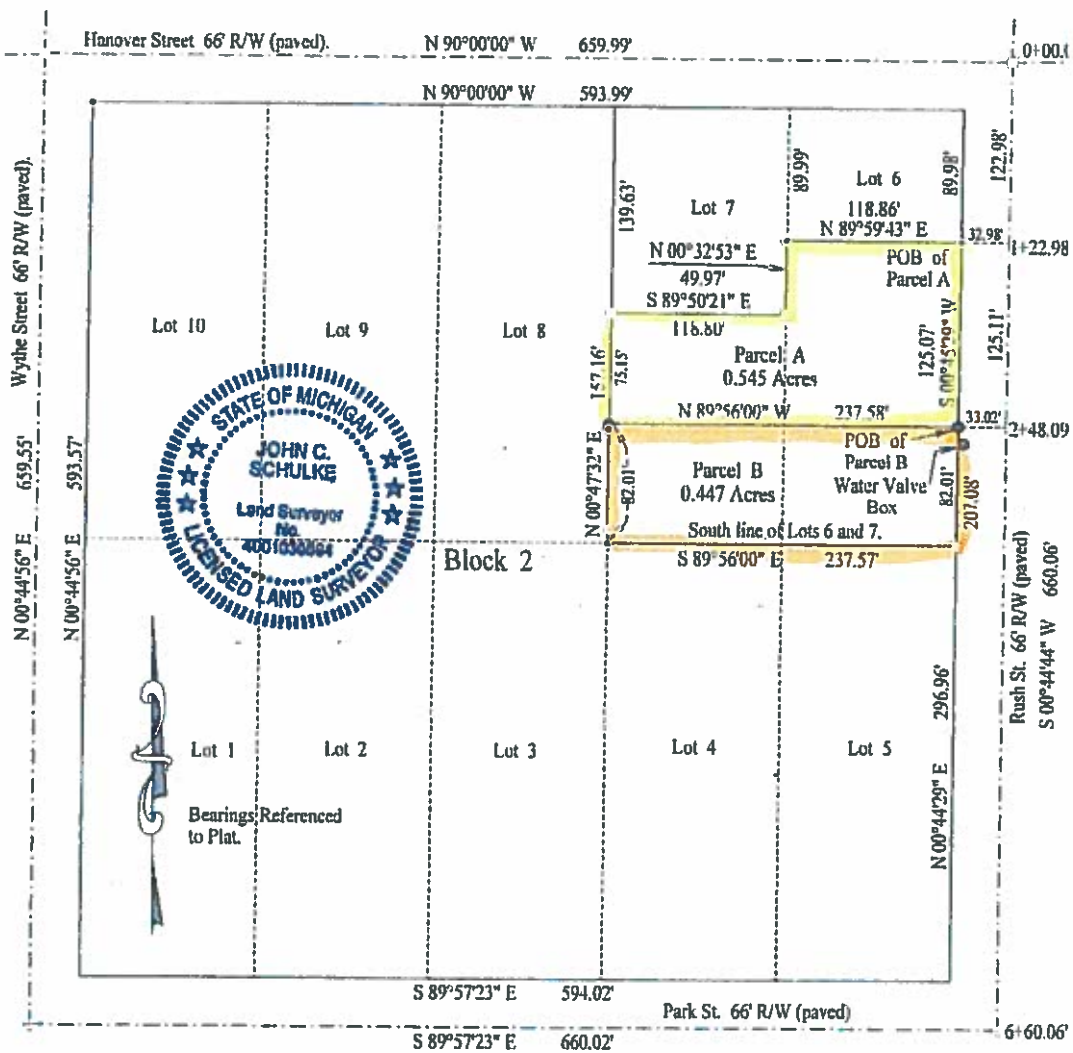
I, Colleen Moser, Clerk for the Village of Pentwater, do hereby certify that the above resolution was duly passed and approved by the Pentwater Village Council, Oceana County, State of Michigan, at a regular meeting held in the Village of Pentwater on July 13, 2015.

Colleen Moser, Village Clerk

Date

CERTIFICATE OF SURVEY

Lots 6 and 7 Except the North 90 Feet of Lot 6 and Also Except the North 140 feet of Lot 7, Block 2 of Cobb's Addition to the Village of Pentwater, Section 14, Town 16 North, Range 18 West, Oceana County, State of Michigan.



- ⊕ Found iron in monument box
- Found 1/2" capped iron by Hepworth
- ⊕ Found 1/2" rebar
- ⊕ Found iron pipe.
- ⊙ Set 3/4" X 20" capped iron pipe.

Mapped For:
 Michael Wojdylak and
 Kathleen M. O'Connor
 2681 Augustine Ct.
 Fenton, MI 48430-8984

Property No.
 044-132-006-00
 Address: 337 N. Rush St.

Mapped By:
 John C. Schulke
 Land Surveyor
 3257 S Darr Rd.
 Scottville, MI 49454
 Tel. 231-757-9109
 Cell 231-233-0699

DECRPTIONS:

Parcel A

Lots 6 and 7 of Block 2 of Cobb's Addition to the Village of Pentwater Except the North 90 feet of Lot 6, Except the North 140 feet of Lot 7 and also Except the South 82.00 feet of Lots 6 and 7, also described as follows:

Commencing at the intersection of the center lines of Rush Street and Hanover Street;
thence South 00°44'44" West along the center line of Rush Street 122.98 feet;
thence North 89°59'43" West a distance of 32.98 feet to the Point-of-Beginning on the West Right-Of-Way of Rush Street;
thence South 00°45'29" West along said right-of-way 125.07 feet;
thence North 89°56'00" West parallel to the South line of Lots 6 and 7 a distance of 237.58 feet to the west line of Lot 7;
thence North 00°47'32" East along said lot line 75.15 feet;
thence South 89°50'21" East a distance of 118.80 feet;
thence North 00°32'53" East a distance of 49.97 feet;
thence North 89°59'43" East a distance of 118.86 feet to the POB;
containing 0.545 acres more or less;

Part of Section 14, Town 16 North, Range 18 West, Village of Pentwater, Oceana County, State of Michigan.

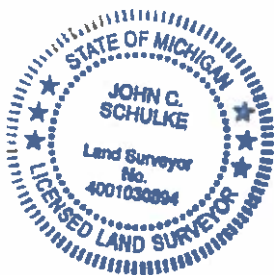
Parcel B

The South 82.00 feet of Lots 6 and 7, Block 2 of Cobb's Addition to the Village of Pentwater also described as follows:

Commencing at the intersection of the center lines of Rush Street and Hanover Street;
thence South 00°44'44" West along the center line of Rush Street 248.09 feet;
thence North 89°56'00" West a distance of 33.02 feet to the West right-of-way of Rush Street and the POB;
thence continuing North 89°56'00" West parallel to the South line of Lots 6 and 7 a distance of 237.58 feet to the west line of Lot 7;
thence South 00°47'32" West a distance of 82.01 feet to the Southwest corner of Lot 7;
thence South 89°56'00" East along the South side of Lots 7 and 6 a distance of 237.57 feet to the Southeast corner of Lot 6;
thence North 00°45'29" East along the west right-foot-way of Rush Street 82.01 feet to the POB;
containing 0.447 acres more or less,

Part of Section 14, Town 16 North, Range 18 West, Village of Pentwater, Oceana County, State of Michigan.

I, John C. Schulke (PLS-30894), certify that the map shown represents a survey made under my direction and supervision, meets the requirements of Act 132, has an error of closure of at least 1 in 5000 and that there are no visible encroachments except as shown.



Mapped By:

John C. Schulke
Land Surveyor
3257 S Darr Rd.
Scottville, MI 49454
Tel. 231-757-3104
Cell 231-233-0699

Mapped For:

Michael Wojdylak and
Kathleen M. O'Connor
2681 Augustine Ct.
Fenton, MI 48430-8984

NOTE: This survey is revised from a survey
George L. Dean completed in 2010.

John C. Schulke
John C. Schulke

05/20/2015
Date
Sheet 2 of 2



VILLAGE OF PENTWATER

ON PENTWATER LAKE AND LAKE MICHIGAN

327 South Hancock Street-P.O. Box 622

Pentwater, Michigan 49449

(231) 869-8301 - FAX (231) 869-5120

MEMORANDUM

TO: President Pierman & Pentwater Village Council

FROM: Sara S. Bizon, Zoning Administrator *SSB*

DATE: June 22, 2015

SUBJECT: Waterways Grant Agreement between the Village of Pentwater (Village) and the Michigan Department of Natural Resources (DNR) for Preliminary Engineering Study at Pentwater Marina (Marina)

Attached is a Waterways Grant Agreement between the Village and the DNR to conduct a Preliminary Engineering Study for electrical upgrades at the Marina. There is also a Resolution that needs to be passed appropriating the funds to complete the project.

This grant is a matching grant. The cost to complete the project is \$5,200. The grant amount is for 50% of the project in the amount of \$2,600. The Village will be responsible for \$2,600.

I am requesting that you approve the Agreement and Resolution (\$2,600) at your meeting on July 13, 2015.

If you have any further questions, please feel free to call me at 231-869-8301 or e-mail me at zoning@pentwatervillage.org.

Thank-you.

RESOLUTION

Upon Motion made by _____, seconded by _____, the following Resolution was adopted:

"RESOLVED, that the Village of Pentwater, Oceana County, Michigan does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources, and the Village does hereby specifically agree, but not by way of limitation, as follows:

1. To appropriate the sum of Two Thousand Six Hundred dollars (\$2,600.00), to match the grant authorized by the Department.
2. To maintain satisfactory financial accounts, documents, and records and to make them available to the Department for auditing at reasonable times.
3. To negotiate and enter into a contractual relationship with a registered professional engineer so licensed by the State of Michigan to provide for the completion of said preliminary engineering study in accordance with established engineering principles, which contractual relationship shall be subject to the approval of the Department.
4. To comply with any and all terms of the said Agreement, including all terms not specifically set forth in the foregoing portions of the Resolution."

The following aye votes were recorded: _____

The following nay votes were recorded: _____

STATE OF MICHIGAN)
) §
COUNTY OF OCEANA)

I, _____, Clerk of the Village of Pentwater, Oceana County, Michigan, do hereby certify that the above is a true and correct copy of the Resolution relative to the Agreement with the Michigan Department of Natural Resources, which Resolution was adopted by the Village Council at a meeting held _____, 2015.

Village Clerk

Dated: _____

AGREEMENT

Engineering Study

THIS AGREEMENT, made this _____ day of _____, 2015, by and between the VILLAGE OF PENTWATER, OCEANA COUNTY, MICHIGAN, a municipal corporation, hereinafter referred to as the "Village", and the MICHIGAN DEPARTMENT OF NATURAL RESOURCES, an agency of the State of Michigan, hereinafter referred to as the "Department."

WHEREAS, the Village is an important center of recreational boating activity and serves as a refuge point for shallow-draft recreational vessels; and

WHEREAS, the Village has solicited the aid and assistance of the Department in conducting a preliminary engineering study for electrical upgrades at the Pentwater Village Marina; and

WHEREAS, the Department agreed to participate in the cost of a preliminary engineering study to determine the design and cost estimate for these improvements.

NOW, THEREFORE, in consideration of the mutual promises and conditions contained herein, it is agreed as follows:

1. This Agreement shall be administered on behalf of the Department through its Parks and Recreation Division. All reports, documents, or actions required of the Village by this Agreement shall be submitted to the Chief of the Parks and Recreation Division, P.O. Box 30257, Lansing, Michigan, 48909.

2. The Department agrees as follows:

a. To grant to the Village a sum of money equal to fifty (50) percent of the total cost of a preliminary engineering study to determine the design and cost of improvements required for the preliminary electrical engineering study. Said grant shall not in any event exceed Two Thousand Six Hundred dollars (\$2,600.00).

b. The monies herein granted shall be released as reimbursement according to the following:

Acceptance by the Village of this Agreement, execution of an agreement between the Village and a registered professional engineer as prescribed in paragraph 3b hereof, study completion and written Department approval, and receipt of payment reimbursement request.

c. As a condition precedent to any liability and/or responsibility of the Department under this Agreement, the Village shall execute a contract or an agreement with a registered professional engineering firm so licensed by the State of Michigan for the conduct and completion of said preliminary engineering study, which contract or agreement shall be approved by the Department in writing.

3. The Village agrees as follows:

a. To immediately appropriate the sum of Two Thousand Six Hundred dollars (\$2,600.00). This sum represents fifty (50) percent of the total cost of the preliminary engineering study called for by this

Agreement. Any additional funds needed to complete this study, called for in this Agreement, shall be provided by the Village.

b. To negotiate and enter into a contractual relationship with a registered professional engineer so licensed by the State of Michigan to provide for the completion of said preliminary engineering study in accordance with established engineering principles, which contractual relationship shall be subject to the approval of the Department.

c. To authorize no variances from said engineering contract nor any additional expenditures without obtaining prior written approval of the Department for each and every variance or additional expenditure.

d. To use all funds granted by the Department to this Agreement solely for the conduct and completion of the preliminary engineering study. The Village shall maintain satisfactory financial accounts, documents, and records and shall make them available to the Department for auditing at reasonable times. Such accounts, documents, and records shall be retained by the Village for a period of not less than three (3) years following completion of the study called for herein.

e. To designate and establish a competent and proper agency and/or individual to be responsible for the conduct and the completion of the said preliminary engineering study.

f. To hold and save the State of Michigan and the Department free from damages or any suits brought against the Village due to the conduct of the study.

g. To certify to the best of its knowledge and belief that the Village and any principal, agent, contractor, and subcontractor of the Village:

(1) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any State or Federal agency.

(2) have not been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction, as defined in 45 CFR 1185; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property within a three-year period preceding this Agreement.

(3) are not presently indicted or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses.

(4) have not had one or more public transactions (Federal, State, or local) terminated for cause or default within three years preceding this Agreement.

(5) will comply with all applicable requirements of all Federal and State laws, rules, executive orders, regulations, and policies governing this program.

4. It is expressly understood and agreed by and between the parties hereto that neither this Agreement, nor any section, paragraph, condition, clause, provision, or like portion hereof, shall in any way be construed so as to impose any obligation of any nature whatsoever, financial or otherwise, upon either the Department or the Village as regards the construction of facilities which shall be considered in said preliminary engineering study.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seal the day and date first above written.

WITNESSES:

VILLAGE OF PENTWATER

By: _____

Title: _____

**MICHIGAN DEPARTMENT OF
NATURAL RESOURCES**

By: _____
Ronald A. Olson, Chief
Parks and Recreation Division



Rob Allard
Village Manager
Village of Pentwater
327 S. Hancock
Pentwater, MI 49447

Dear Mr. Allard,

As per our discussion last week at the Services Committee Meeting, please consider this as Republic Services formal request to extend our current Residential Waste and Recycling collection contract. We appreciate the opportunity to continue the mutually beneficial working relationship that has been established between the Village of Pentwater and Republic Services. Please accept the following proposal for a seven (7) year contract extension:

- Republic Services proposes that every residence receives a 95-gallon cart for trash. Pickup would still occur on a weekly basis. There would be no additional charge to the Village for this service.
- All other terms of the contract to remain the same.

Transitioning to cart usage will benefit the Village and its residents in many ways. Some of the benefits include:

- A cleaner, more uniform look on the street on trash day.
- The ease of rolling the trash out to the curb.
- Containing the trash to help prevent blowing of debris, as well as animal nuisance.

If I can be of assistance in explaining this proposal in detail, please do not hesitate to contact me at 231-206-8651. I look forward to the continued relationship between the Village of Pentwater and Republic Services.

Sincerely,

Kerry Rattinger
Municipal Relationship Manager
Republic Services

2611 Olthoff Drive
Muskegon, MI 49444
231-767-4451 • Fax 231-777-8073
disposal.com

Rob Allard

From: Rattinger, Kerry <KRattinger@republicservices.com>
Sent: Friday, June 19, 2015 11:02 AM
To: manager@pentwatervillage.org
Subject: Contract extension
Attachments: Pentwater proposal 6-19-15.pdf

Rob,

Good morning! Attached is the formal request/proposal for the 7 year contract extension we have discussed. Please let me know if there is anything you would like me to add or change. Additionally, please let me know if this electronic version of the letter will work, or if you would like me to deliver a hard copy to you. Thanks, and have a great weekend.

Kerry

**EXTENSION AND AMENDMENT
TO REFUSE COLLECTION AND DISPOSAL
AND RECYCLING SERVICE AGREEMENT**

This Agreement is made this 30th day of March 2012 by and between ALLIED WASTE SERVICES aka Republic Services (successor of White Lake Landco, Inc. and successor of Sunset Waste Services), a Michigan corporation of 2611 Olthoff Drive, Muskegon, Michigan 49444 (hereafter, "Contractor"), and the VILLAGE OF PENTWATER, a municipal corporation of 327 South Hancock Street, Pentwater, Michigan 49449 (hereafter, "Village").

White Lake Landco, Inc., as predecessor of Contractor, entered into a Refuse Collection and Disposal and Recycling Service Agreement with the Village of Pentwater originally dated July 1, 1994. Said Agreement has been extended pursuant to an Amendment dated December 1, 1998 with Sunset Waste Services, Inc., with a Second Amendment dated July 10, 2001 (between the Village of Pentwater and Sunset Waste Services, successor of White Lake Landco., Inc.), and a Third Amendment dated April 28, 2008.

The parties desire to further extend the Solid Waste Collection and Recycling Service Agreement by this Fourth Amendment as follows:

1. Article III, Section C of the Agreement is amended to acknowledge that the term shall extend for a period of four years beginning April 1, 2012 through March 31, 2016 and shall read as follows:

The term of this Contract shall be extended and continue until March 31, 2016.

2. The service charge set forth in Article II, Section A shall be amended to provide as follows:

The Village agrees to pay the Contractor for all basic services and labor as herein stated (and as amended) for the once-a-week collection and disposal of refuse at all units, and the recycling service provided to residential units once every two weeks, for the sum of Ninety-eight Thousand One Hundred Forty-eight Dollars and Eighty-three Cents (\$98,148.83) annually, which amounts to a 2.3 percent (%) increase over the prior year's service. For the duration of this Contract, on April 1 of each contract year the service charge shall increase an additional 2.3 percent (%) for the year.

All payments shall be in monthly installments equal to one-twelfth (1/12) of the annual Contract amount. An invoice will be submitted to the Village as of the last day of each month and will be paid by the Village directly to the Contractor no later than the 30th of the following month.

3. Additionally, the fuel surcharge is amended to read that should the cost of fuel exceed \$3.70 per gallon as determined by the Department of Energy's published purchase price for #2 diesel fuel-U.S. average, the monthly rate per residential unit will increase .75%. For every \$.10/gallon increase thereafter, (i.e. 3.80, 3.90, 4.00, etc.) the rate will increase .75% the month following said increase. Likewise, for every \$.10/gallon decrease thereafter the rate will decrease .75% the month following said decrease (there will be no adjustments once the cost has gone below \$3.70/gallon). The cost of fuel will be determined by taking the

average of all reported weeks in the preceding month. The established rate the fuel increase will be applied to shall remain fixed at \$14.60 per unit per month. As an example, should the cost of fuel increase and trigger a rate adjustment of .75%, then the increase to the Village shall be $\$14.60 * .75\% * 500 = \54.75 . Any increase in the State of Michigan fuel tax will be applied at a rate of 60% to the D.O.E. average. For example, if the State of Michigan imposes a fuel tax of \$.10/gallon, then \$.06 will be added to the cost per gallon of the D.O.E site. Any increase in the Federal fuel tax will not impact the rates, as they will already be reflected in the D.O.E average.

4. Any increase due to governmental ordinance, regulation, law, tax, etc. that impacts the operation associated with this contract will be passed on to the Village.

5. Facsimile signatures shall be considered as original signatures for purposed of this Agreement.

6. The undersigned General Manager certifies and warrants that he has full authority to execute and enter into this Amendment.

Dated: ~~March~~ ^{MAY} 1, 2012

Contractor

By: Tom Mahoney
Tom Mahoney, General Manager

Dated: ~~March~~ ^{MAY} 1, 2012

Village of Pentwater

By: Jim Miller
Jim Miller, Village Manager



VILLAGE OF PENTWATER

ON PENTWATER LAKE AND LAKE MICHIGAN

327 South Hancock Street-P.O. Box 622

Pentwater, Michigan 49449

(231) 869-8301 - FAX (231) 869-5120

MEMORANDUM

TO: President Pierman & Pentwater Village Council
FROM: Sara S. Bizon, Zoning Administrator *SSB*
DATE: June 22, 2015
SUBJECT: Approval of FINAL Master Plan dated July 13, 2015

According to Section 41 of the Michigan Planning Enabling Act (Public Act 33 of 2008) a public hearing by the Planning Commission must be held to receive comments on the proposed Master Plan update after a 42 day review period.

On June 17, 2015 the Pentwater Village Planning Commission held the required public hearing and passed a resolution recommending that the Pentwater Village Council approve the updated Village Master Plan dated July 13, 2015.

Enclosed in your packet is a copy of the FINAL plan was that approved by the Planning Commission on June 17, 2015.

The Planning Commission requests that you approve the Master Plan dated July 13, 2015.

If you have any further questions, please feel free to call me at 231-869-8301 or e-mail me at zoning@pentwatervillage.org.

Thank-you.

VILLAGE OF PENTWATER

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

VILLAGE OF PENTWATER - VILLAGE COUNCIL RESOLUTION APPROVING 2015 MASTER PLAN UPDATE

At a regular meeting of the Pentwater Village Council held on Monday, July 13, 2015, the following resolution was offered by _____ and seconded by _____:

WHEREAS, the Village of Pentwater Planning Commission has prepared an update to the 2009 Pentwater Community Master Plan, pursuant to P.A. 33 of 2008 (MCL 125.3801, *et seq*), as amended; and

WHEREAS, subject 2015 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 Master Plan Update by the Planning Commission on June 17, 2015 in compliance with Section 43 of P.A. 33 of 2008 (MCL 125.3843), as amended;

WHEREAS, on June 17, 2015, the Pentwater Planning Commission recommended approval by the Pentwater Village Council of the 2015 Update to the Village of Pentwater Master Plan,

NOW, THEREFORE, BE IT RESOLVED, that the Pentwater Village Council adopts the Village of Pentwater 2015 Master Plan.

AYES: _____
NAYS: _____
ABSTAIN: _____
ABSENT: _____

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 July 13, 2015.

Colleen Moser – Clerk/Treasurer

Date

Lake Michigan

Village of Pentwater

Master Plan

Oceana County, Michigan

For
Council



July 13, 2015

VILLAGE OF PENTWATER MASTER PLAN 2015 UPDATE

Village of Pentwater Council

Juanita Pierman, President
Jared Griffis, Pro Tempore
Bill Maxwell
Dan Hoekstra
Don Palmer
Norm Shotwell
April Watkins

Village of Pentwater Planning Commission

Ron Christians, Chair
Dan Hoekstra, Vice Chair
Elke Garrett, Secretary
Damon Crumb
Paul Anderson
Bruce Koorndyk
Kirstin McDonough
Mark Benner

Staff

Rob Allard, Village Manager & DPW Director
Colleen Moser, Clerk / Treasurer
Barb Siok, Deputy Clerk / Treasurer
Sara Bizon, Zoning Administrator
Dick Hutchings, Marina Manager
Laude Hartrum, Police Chief
Terry Cluchey, Fire Chief
Katie Saunders-Arnouts, Recreation Director



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CHAPTER 1

THE MASTER PLAN

What is a Master Plan?

Master Plans are authorized by the Michigan Planning Enabling Act (PA 33 of 2008). This Act describes the basic purposes and requirements of Master Plans, including the need to:

- Promote the public health, safety, and general welfare;
- Encourage the use of resources in accordance with their character and adaptability;
- Avoid the overcrowding of land by buildings or people;
- Lessen congestion on public roads and streets;
- Facilitate provisions for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and
- Consider the character of each community and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

Although the Master Plan is not a binding, legal document, it is a powerful expression of a community's intentions for the future. Once adopted, it is used to guide the Planning Commission and Village Council in land use matters and serves as the basis for the Zoning Ordinance.

The dedication of community leaders and the desire of the Planning Commission and the Village Council members to preserve the qualities that make the Village of Pentwater unique brought forth the original "Pentwater Community Master Plan" (joint with Pentwater Township) in 1997. This plan serves as an update to the original effort and subsequent updates.

Past Public Planning Processes

The 1997 was a product of a joint "community" effort by leaders and residents of the Village of Pentwater and Pentwater Township. Both communities recognized that the concept of "community" went beyond the unseen municipal boundaries that separate Pentwater Township and the Village of Pentwater. The people of the "Pentwater Community" work, shop, relax, and go to school every day without regard to the artificial lines that separate one political



jurisdiction. For the adoption of the original 1997 plan, the Pentwater Township and Village Planning Commissions wanted the Master Plan to reflect the desires of the people and conducted a random survey concerning future development. The Pentwater Community Master Plan was initially adopted on July 23, 1997.

In response to changes to the Municipal and Township Planning Acts that required the Planning Commission to review the Master plan every five years, the Pentwater Community Master Plan was reviewed in 2003. Several amendments to the Future Land Use maps were adopted in 2003.

In accordance with the 2008 Michigan Planning Enabling Act, the Pentwater Community Master Plan was again reviewed by the Village of Pentwater and Pentwater Township Planning Commissions in 2009. The review led to an update of the plan that was guided by a new community-wide survey. The results of the survey are available at the Village Hall. Master Plan text and Future Land Use maps were updated during this process

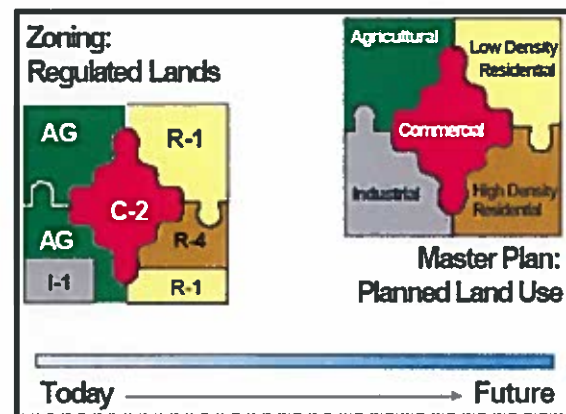
2015 Village of Pentwater Master Plan Update

In September 2014, the Village of Pentwater began the process to update the Master Plan with a more village-specific focus. The intention was to create goals and actions that were more applicable to the desires and wishes of the Village

residents. This update includes recent data distributed from the 2010 Census that gives a more accurate picture of the characteristics of the Village residents than the previous 2009 update that contained data from the 2000 Census.

Community Vision and Goals

A determination of the overall direction of the plan took place during a goal setting process while preparing the original Pentwater Community Master Plan in 1997. The goals for the Plan were structured around the major issues and desires at that time. A community meeting was held and a set of goals and Vision Statement was developed. These statements and ideas were later formed into a Community Vision, a description of Core Values, and a set of Goals. These are contained in Chapter 3 and were re-assessed during a Pentwater Village Planning Commission session in late October 2014 for the 2015 Master Plan Update.



Master Plan and Zoning

The relationship between the Master Plan and the Zoning Map and Ordinance is critical. The Master Plan shows the intended use of the land at the end of the planning period in the future. The Zoning Ordinance shows land as it is intended to be used today. Accordingly, the two maps will not be identical, as one will guide the other.

Although a Master Plan is a policy document, its adoption does not regulate or change the use of land. Only a text change to the Zoning Ordinance or a Zoning Map amendment can change the permitted use of 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.

The Michigan Planning Enabling Act 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.” Chapter 5 of this Update is the Zoning Plan, which identifies each zoning district and correlates them with the Future Land Use map.

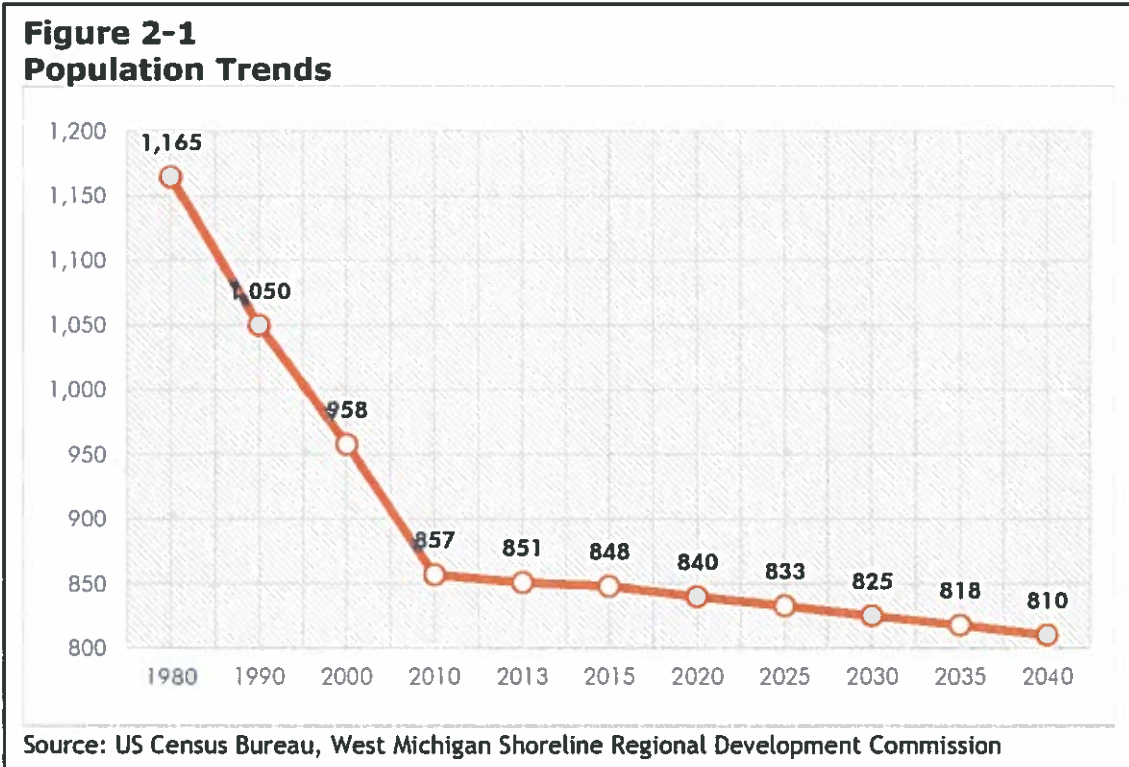
Conclusion

The leaders of the Village of Pentwater have a responsibility to look beyond the day-to-day zoning issues and provide guidance for land use and development through the Master Plan. 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 Village Planning Commission and residents involved in this update have exercised their responsibilities to provide a clear, useful and forward-thinking Master Plan that meets the needs of the community.

CHAPTER 2 VILLAGE CHARACTERISTICS

Population Trends

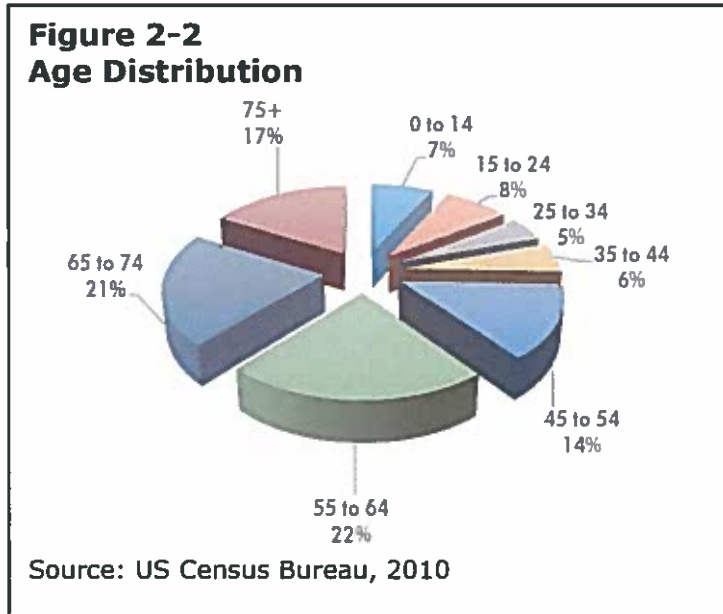
The most recent population data prepared by the West Michigan Shoreline Regional Development Commission estimated that the Village of Pentwater had a population of 851 residents in 2013. This is a moderate decrease of six (6) residents since the 2010 Census, which reported 857 residents. In the years prior to 2010, the population of the Village declined steadily between 1980 and 2010, with a total decrease of over 300 residents, an average loss of ten (10) residents annually. Projections indicate that the total population of the Village will continue to decline, but at a much more gradual rate than between 1980 and 2010, as reflected in Figure 2-1. It is important to note that these population figures reflect year-round residents only and do not account for the effects that seasonal residents have on the Village’s population.



Age Characteristics

As residents in the wide range of age groups tend to have differing needs and desires, an understanding of the population’s age characteristics is useful to the planning process.

The median age of Village residents steadily increased from just over 40 years of age in 1980 to 60 years in 2010. The median age is considerably higher than Oceana County (41 years) and the State of Michigan (37 years). The increasing median age is an indicator of the area’s desirability as a retirement destination.



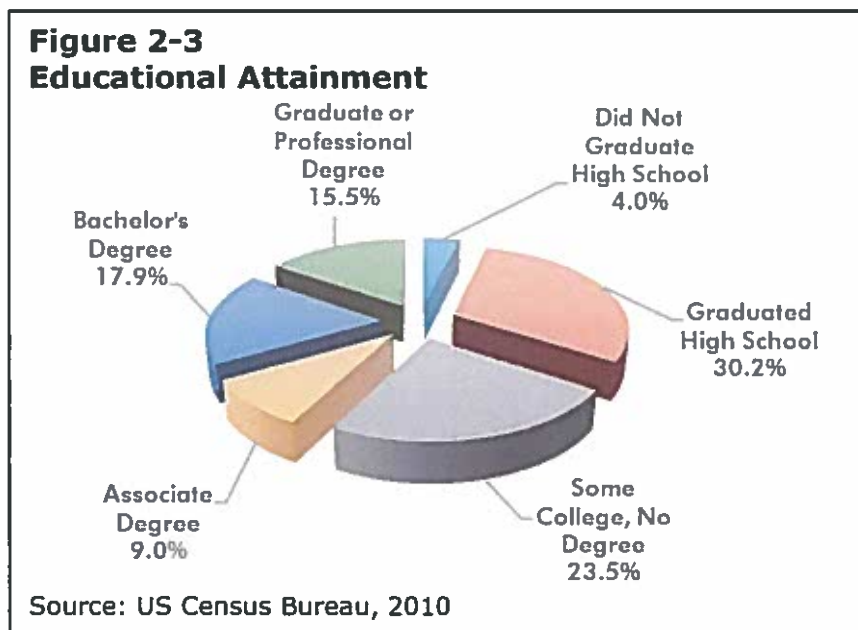
As shown in Figure 2-2, almost two-thirds of the Village’s population is 55 years of age and over, accounting for 60% of the population. Including the 45 to 54 age group, almost three-quarters of the Village’s residents (74%) are past the primary family-forming years, which most commonly falls within the 25 to 44 combined age group. Because a small proportion of the population falls within the 25 to 45 age group (11%), the Village has a lower percentage of children 14 years and younger (7%) and high school and college age residents (8%). This age breakdown is common among communities that are attractive to a retiring population.

Educational Attainment

Almost all Village residents have a high school diploma (96%) and just over 42% have an Associate Degree or higher, as illustrated in Figure 2-3. As these numbers have increased since 2000, the upward trend may be the result of the influx of educated and retired full-time residents.

Household Characteristics

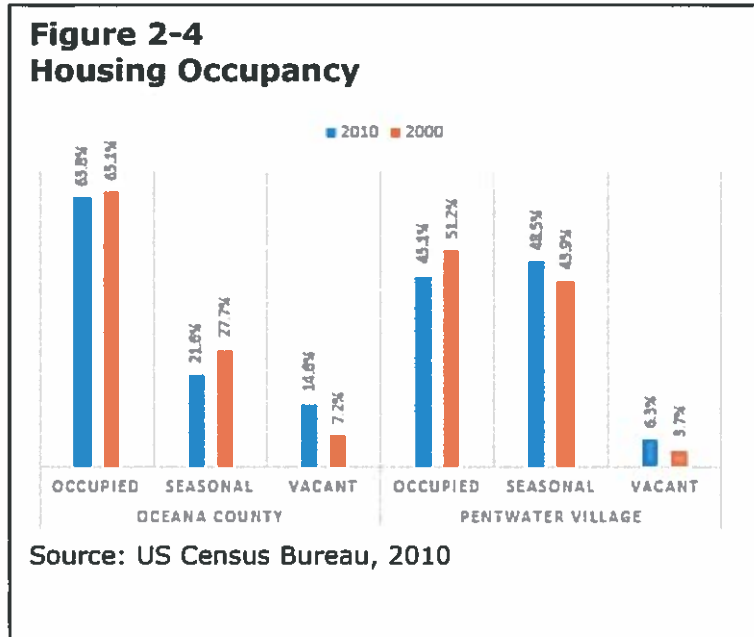
The Village of Pentwater had 450 households as of 2010. The average number of persons per household decreased from 2.12 persons in 2000 to 1.89 in 2010, an average that remains lower than county and state figures. The lower number of persons per household for the Village reflects the higher median age, fewer households within family-forming years (25-44 years) and the presence of retired couples or single individual households.



Housing Tenure and Occupancy

Households in the Village are predominantly single-family detached homes, accounting for 90% of all households. Multiple family units, including attached dwellings, duplexes, townhomes, and apartments, account for another 8% and mobile homes account for the remaining 3%.

Of the 905 housing units within the Village, 45.1% are occupied year-round, 48.5% are seasonal homes, and the remaining 6.3% are



vacant, as illustrated in Figure 2-4. Seasonal housing in the Village is significantly higher than the Oceana County’s overall proportion of 21.6%. This is due to the accessibility to the Lake Michigan and Pentwater Lake shorelines as well as the related recreational opportunities that attract the seasonal population.

After experiencing a decrease in the proportion of seasonal housing between 1980 and 1990, the current percentage increased from 44% in 2000. Although the Village remains a year-round retirement community, this figure represents a strong draw for seasonal homeowners.

Housing tenure data indicates the proportion of owner-occupied to renter-occupied housing units. Of the 93.6% occupied or seasonal housing units, roughly 90% are owner-occupied.

Age of Housing

The age of housing provides an indicator of the quality, character, and maintenance needs of the Village’s housing stock. Over half of the homes in the Village are over 50 years old, having been built before 1960, as indicated in figure 2-5. This older housing stock typically results in higher maintenance costs and may limit the potential for structure expansion and modernization. Reinvestment in the housing stock is important to the future success of the Village; however, improvements must be constructed to be compatible with the existing neighborhoods and the current Village of Pentwater Master Plan and Zoning Ordinance.

**Figure 2-5
Age of Housing**

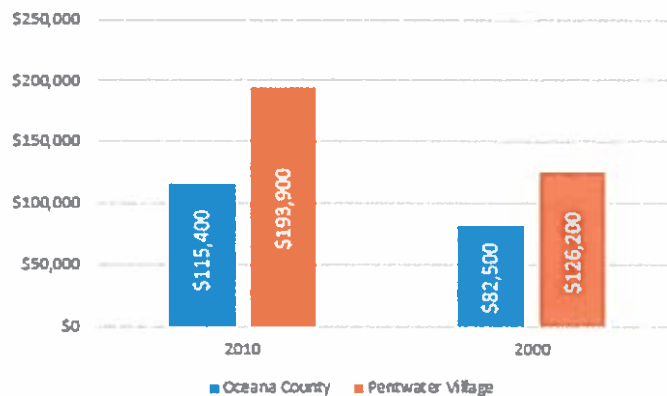
Year Built	Percent of Housing Stock
2005 or later	3.6%
2000 to 2004	1.8%
1990 to 1999	12.7%
1980 to 1989	9.7%
1970 to 1979	12.8%
1960 to 1969	5.0%
1940 to 1959	12.7%
1939 to earlier	41.7%

Source: US Census Bureau, 2010

Housing Value

In 2010, housing values for the Village of Pentwater increased by almost 57% since 2000. Values of homes in the Village were significantly higher than the County as illustrated in Figure 2-6. The value of housing reflects the types of homes based on factors such as size and quality, and the overall appeal of the Village. High value homes are also commonly associated with desirable lakeshore property. The Village is unique in that it has a higher than average

**Figure 2-6
Median Housing Value**



Source: US Census Bureau, 2010

housing value when compared to its neighboring communities, regardless of lake frontage, reaffirming the desirability of the Village as a place to live.

The majority of housing units in the Village range in value from \$150,000 to \$300,000, while 2% of the homes are valued less than \$50,000, 8.5% are valued less than \$100,000 and 8.2% are valued over \$500,000.

Housing values are likely to remain consistent during the upcoming years as the state and region begin to recover from the recent recessionary period.

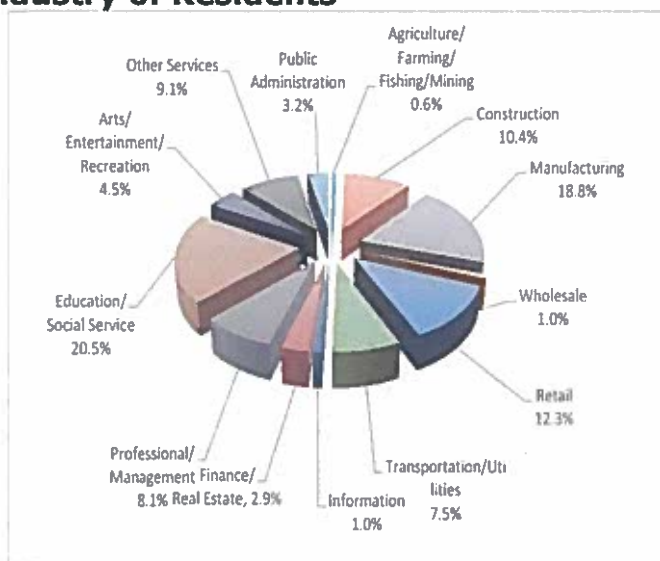
Employment

There are two important factors to consider when evaluating the employment characteristics of the Village. First, it is important to review the Census industry data that identifies the types of jobs that employ Village residents. Second, it is useful to know the occupation breakdown of the population in order to establish the experience and employment specialization of residents.

Figure 2-7 provides information relative to the types of industry that employ Village residents. Education, Social Service and Retail jobs have

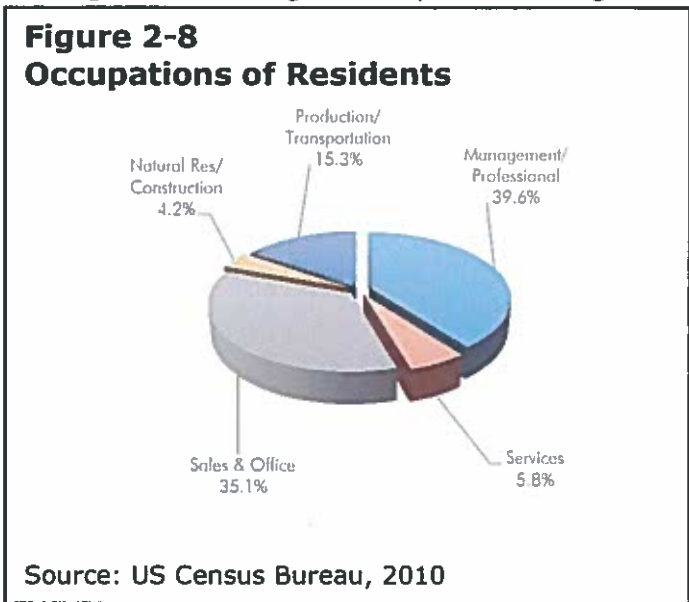
historically been the predominant employers accounting for nearly 33% of residents. Nearly 29% of the population is involved in construction or manufacturing industries, while another third of the population are involved in professional, real estate, finance, information, or public administration industries.

**Figure 2-7
Industry of Residents**



Source: US Census Bureau, 2010

The occupational breakdown for the Village shown in Figure 2-8 provides insight into the skills, expertise and training of working residents. This can be useful in developing economic development programs since these strategies can draw upon the training of citizens. The highest-ranking categories are managerial and professional jobs, accounting for over one-third of residents and sales and office jobs covering another one-third of the population. This reaffirms the high proportion of residents with an advanced education and suggests that many of the residents are employed in “white collar” industries and are more likely to work standard Monday through Friday daytime schedules.



The Village 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 Village resident is approximately 21 minutes. This drive time is lower than Oceana County and Michigan averages where typical commutes are closer to 25 minutes. However, the average drive time to work increased for Pentwater residents between 2000 and 2010 as drive times were below 17 minutes in 2000.

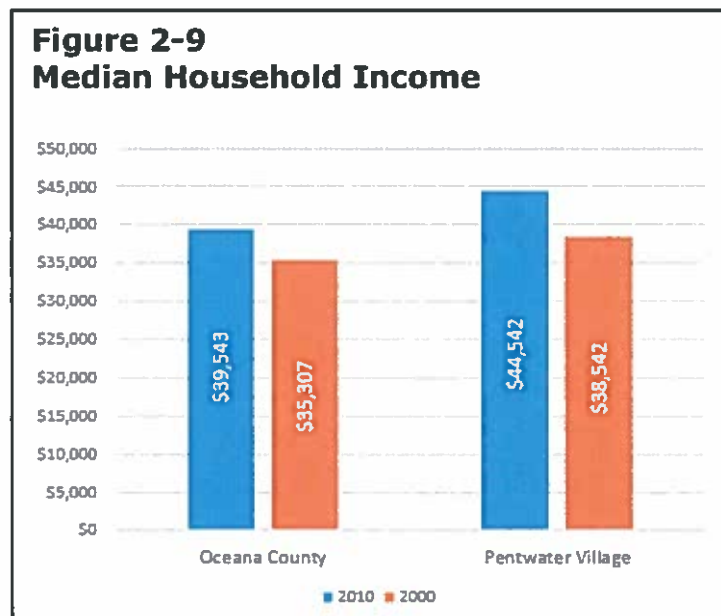
Most residents travel to work using their own vehicle. In 2010, about 80% drove alone to work, up from 75% in 2000. Roughly 8% carpooled in 2010, the same as in 2000. Just over 6% of residents worked from home and another 5% walked to their place of employment outside the home.

Income

Household incomes in the Village of Pentwater are slightly higher than the rest of the county, but remain slightly below the state average of \$48,432. The median household income in 2010, as depicted in Figure 2-9, for the Village was \$44,542, while Oceana County’s median household income was just over \$39,543. It is also

important to note that since 2000, the Village’s median income has increased by 16%, which is higher than the 12% increase experienced countywide, and twice as high as the 8% increase experienced statewide.

The largest percentage of households, nearly 42%, earned between \$35,000 and \$74,999 in 2010, up from 38% in the same range in 2000. Over 20% earned less than \$25,000 per year, which is low when compared to the county, but is generally consistent with the rest of the state. Conversely, nearly 10% of Village households earned \$100,000 or greater, which is higher than Oceana County’s 7% but lower than the state’s 18%.



Natural Resources

Much of the character as well as the economy of the Village of Pentwater is based on the area's natural features. Over ninety percent of the respondents to the Community Survey identified preserving water quality and the area's natural features as the top two issues facing the community.

In the 1997 Survey, some of the highest rated factors for living in or moving to the area were directly related to natural and environmental quality, including natural features, rural surroundings, good air and water quality, quality of lakes and beaches, and nearness to Lake Michigan. There was also a strong desire to protect these elements and others, such as surface and groundwater quality, protecting the dunes, and preserving the natural and small town character of the Village. The 2008 Survey also shows a strong desire toward preserving this character. These sentiments still hold strongly for Village residents today.

Recognizing the importance of natural features to Village residents and visitors, as well as the irreversible nature of the destruction of most of these resources, efforts to either limit or prevent harmful development will be necessary. Preservation measures should be applied to those features that are so sensitive or so valued that any alteration would have a negative impact on the community in terms of aesthetics, environmental quality, and safety. In these areas, development should be either prohibited or restricted to those projects that would have a negligible effect on the environment.

Regulated wetlands is an example of lands that require preservation techniques. 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 that are as strong or stronger than state laws to insure the protection of a particular resource. Natural features may also be integrated into the development of a site, allowing them to remain as pristine as possible. The use of small wetlands as aesthetic features, or maintaining vegetated areas for screening or visual interest is becoming more common.



Shoreline Resources

Michigan's shoreline along the Great Lakes 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; and socially, the recreational opportunities are countless.

Despite the beauty and benefits found along the shoreline, it can be hazardous as well. Flooding of low-lying areas and exposure to extremes of winds and water leading to erosion can cause property loss and great expense to the state and local communities. The Village has significant areas of concern along the 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 extremes of temperature, wind and water can lead to severe erosion that has often times resulted in the loss of private property, recreational facilities, roads and other public facilities.

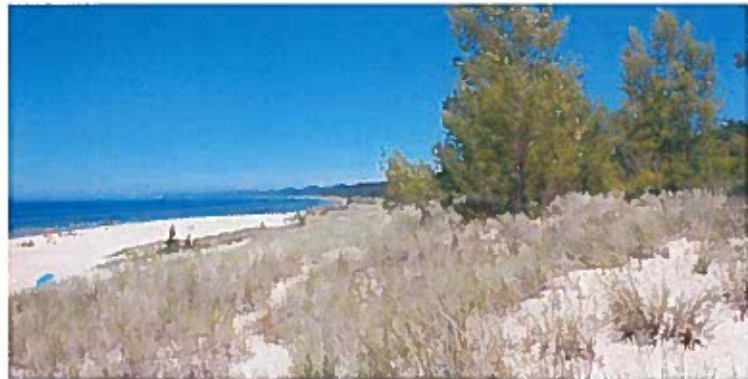
Part 323 of Act 451 of 1994, as amended, discusses High Risk Erosion Areas (HREA) as part of the Great Lakes Shorelands Management Program. Part 323 provides public and private protection from the natural hazards of coastal erosion in addition to providing for the protection of fragile coastal areas.

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 because of erosion.

The Village establish regulations for high-risk erosion areas, with ordinance approval and oversight from Michigan Department of Environmental Quality (MDEQ). Local regulations would replace state permitting duties and allow more stringent regulations above the minimums set by the State, if that is a desired Village goal.

Critical Dunes

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 dunes are those areas which have been designated in the "Designated and Critical Sand Dune Areas" dated January 2002, prepared by the Geological Survey Division of the Michigan



Department of Environmental Quality (MDEQ). Critical dunes may be found along virtually the entire shoreline of the Village. Their depth varies significantly.

Critical dune areas are regulated by MDEQ, unless a local community has opted for regulatory authority. Protected dune areas slow the rate of shoreline erosion and provide habitat to rare plant species. Preservation of this important resource may be achieved through the enforcement of limitations on developable slopes, setbacks, vegetation, and development locations.

A permit 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. Each permit must also be accompanied by a soil erosion permit, sewage treatment permit (from the local health department), an approved tree-cutting plan, and a site plan. All special use projects must also complete an environmental impact statement.

Water Resources

Floodplain

Flood or flooding may be defined as the overflow of surface water onto lands that are typically dry. Land may be inundated with water temporarily because of heavy precipitation; it may be covered with water because of overflow from a lake, pond, stream, and/or wetland; or the land may be flooded by natural runoff.

Those lands which hold a 1% chance of being flooded because of overflow from an adjacent body of water within any given year during a 100-year period are considered to be in a floodplain. The Federal Emergency Management Agency (FEMA) issues a floodplain map that 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 floodwaters, nutrients and sediments sink and remain within the floodplain, creating a rich top soil. 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 are 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 MDEQ. Local governments can regulate floodplains using building codes, zoning ordinances, subdivision regulations, health regulations, and/or use of police powers. Implementation of protective measures should be used in conjunction with soil and sedimentation, stormwater, and wetland regulations.

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, 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 that meets the statutory definition of a wetland, based on vegetation, water table, and soil type. Certain activities will require a permit from the MDEQ on a site that satisfies the wetland definition, including:

- filling or placing of material in a wetland;
- draining of 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, established farm activities; and harvesting of forest products.

Wetland areas subject to regulation by the MDEQ 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 Environmental Features map are for planning purposes and represent only indications of where some of these areas may be located.

Water Quality

Surface water features that are affected by land use include Lake Michigan, Pentwater Lake and their associated tributaries and streams. Soil erosion, impermeable surfaces (such as parking lots and roofs), soil contamination, and additional recreational pressures can affect 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 that 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 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 that deposits sediment into streams. One identified problem is the Pentwater River. 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."

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 that contribute to sedimentation of the stream system. A watershed approach is used to ensure that problems that are regional in nature are addressed, rather than attempting to find solutions on a site-by-site basis.

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.

Over time, overuse of inland and lakeshore areas can degrade water quality through small gasoline and oil spills, stirring of lake bottom sediments, and other

effects. 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 individual wells still serve 30% of the Village's housing stock. Any substance that is placed or injected in the ground has the potential to affect groundwater quality. A report by the Geophysics Study Committee of the Commission on Physical Sciences, Mathematics, and Resources (National Research Council) 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 take into account 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.”





The Village is currently updating its Wellhead Protection Plan for the safety of the municipal water supply. Groundwater protection will remain essential for residents as contaminated groundwater has a potentially devastating effect on municipal and private wells. 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.



Pentwater Community

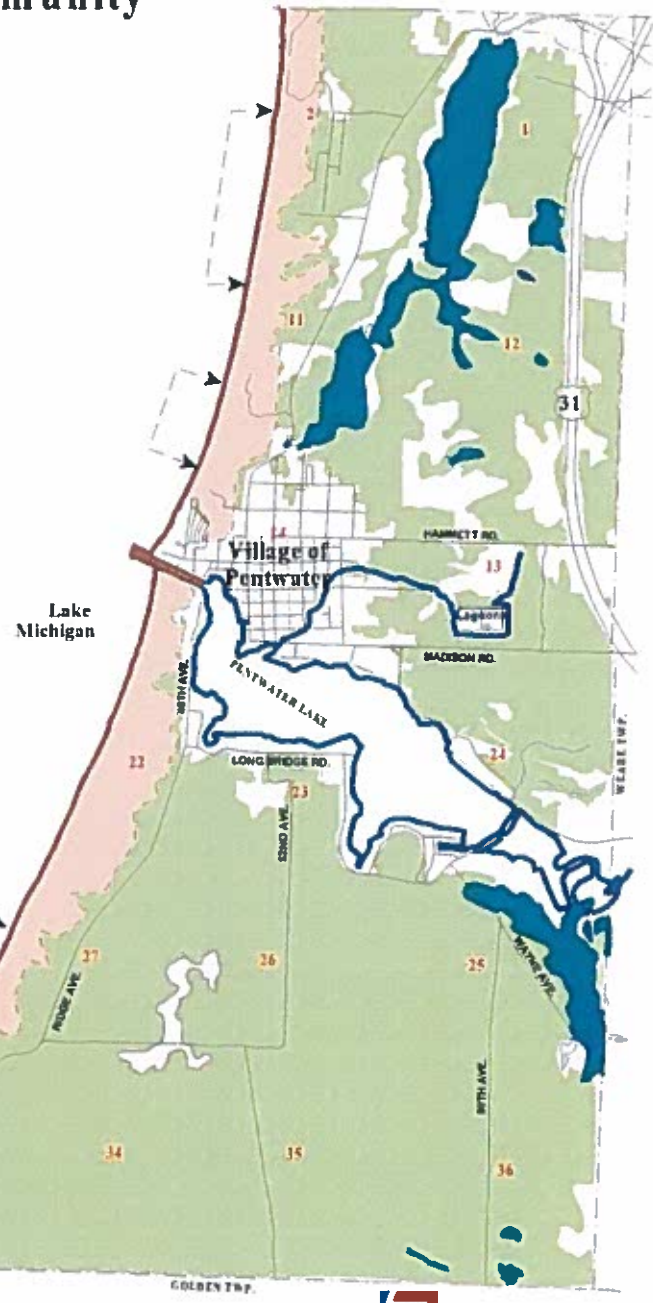
Oceana County, MI

Environmental Features

-  Hardwood Forest
-  Low Lying Areas/Wetlands
-  Critical Dunes
-  High Risk Erosion Areas

N
 0 1000' 2000' 4000' 8000'
 Source: NIRIS, MDNR
 Locations are approximate

August, 1996



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CHAPTER 3 VISION AND VALUES

Vision Statement

The Village of Pentwater will be one with strong core values based on our small town character and the natural features which are treasured by our residents and visitors. These values will be supported and nourished by a balanced pattern of land use and a stable economy which provides opportunities for our residents but does not detract from our core values.

Our Core Values are:

- Close communication between those who make decisions about our future and those affected by these decisions.
- A Village that values its surroundings and pledges to protect those natural features which make up the fabric of our area.
- Maintaining small town values of local responsibility, involvement of people, and cooperation with our neighbors.

Goals

Through identifying local values, obtaining public input and articulating needs, the Village's goals, policies and strategies can be formulated. The goals outlined in this plan are the foundation of the future land use plan and provide the basis for implementation of the Master Plan.

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 Village would like to see it. Actions are more specific and lead to the outcomes supporting the goals (Chapter 6). They are the starting point for implementation and provide a basis for the recommendations of the future land use plan.

- 1. Land use decisions will support our core values through planned development that is of a Village-scale density and designed to create a community consistent with our existing small town character. These decisions will include the need to provide neighborhoods that are consistent with this character, yet offer a variety of housing that appeals to a wide range of individual and family circumstances and allow for residents to remain members of the community as they age.**

Land use decisions will take into account our desire to maintain our core values. Our small town character is based on its people, who have common interests in preserving our natural features and historic values. The 1997 Community Survey indicated that a large percentage of those responding agreed that Pentwater has a small town character. Similarly, the natural features of the area were noted by 90% of the '97 respondents as a factor in their decision to move to or live in the area.

Achieving this goal will require Village officials to carefully consider the proper design and location for new development to ensure that natural features are not unnecessarily disturbed. Our neighborhoods will encourage interaction between residents and continue the closeness of our citizens. At the same time, we recognize that homes need to be available for families covering a broad spectrum of individual situations and age groups.

- 2. Decisions regarding locations for new development will consider the capability of the Village to provide a suitable level of community facilities and services, be of limited size and intensity, and preserve the natural character of the landscape.**

The Village of Pentwater lies in a rural area with limited availability of public services. Before new development is considered, it will be important to identify the services that will be needed and the capability of the Village to provide those services. Large industrial or commercial developments can neither be economically supported nor provided with the infrastructure necessary to accommodate them.

- 3. 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 affected; and where services are adequate. New development and redevelopment will be of limited size, scale, and density, to keep with the rural, small town character of the Village of Pentwater.**

While the Community Survey 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 over development 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.

- 4. The Village of Pentwater will work with the County and other communities to promote economic opportunities for the area.**

We recognize that economic opportunities will have to be provided in order to make jobs available to those who wish to live in the Village, particularly younger people and families. Although we do not have ideal locations, public services, and other desirable features for intensive industrial and commercial development, other communities in the area do, particularly those with direct access to U.S. 31. The Village of Pentwater can offer a desirable quality of life for those who wish to live and work in the area.

5. The Village of Pentwater will continue to ensure that new development and redevelopment is sensitive to natural resources, such as shorelines, wooded areas, dunes, waterways and wetlands.

One of the primary reasons why the Village Pentwater is such a desirable community is due to its plethora of natural resources. Residents and visitors alike enjoy the beaches and pristine lakes year-round. Attractions such as the marinas and Charles Mears State Park are well known as seasonal attractions. Proper stewardship of these natural resources is paramount to ensure Pentwater's continued prosperity and allure.

6. Housing options for the aging population will be explored and supported by the Village of Pentwater to ensure seniors are able to stay close to familiar neighborhoods and the community as a whole.

As outlined in chapter 2, the Village of Pentwater has experienced a growing senior population. The housing needs of seniors is an important part of the commitment to provide appropriate housing choices for all residents. Viable housing options should explored and supported, as it is very important to residents to remain active members of the community within their own neighborhoods as they age.

CHAPTER 4

CHARTING THE FUTURE

Land Use and Quality of Life

The form and vitality of any Village is defined largely by how its citizens see the way land is used and how that use relates to their daily life. As a result, the way we use the land is linked directly to the quality of life of Pentwater.

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

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 Village's residents.

As growth within the Village continues, Village officials 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 the desire to maintain some degree of control, may create the need for innovative zoning solutions, such as clustering provisions, planned unit development regulations, and other techniques.

Infrastructure

Utility and transportation planning provides many benefits. To achieve these benefits at lower cost, land use policies should encourage infill, and discourage extensions of infrastructure that may compromise other land use goals.

Community planning for infrastructure can have positive effects on land use. Failure to plan may be expensive and frustrating for all involved; a good plan can provide

many economic and financial advantages; help retain Village character; and reduce public safety concerns related to transportation and environmental contamination.

In order to understand how economic growth occurs, it is helpful to know if the characteristics of that growth can be directly or indirectly influenced by the Village. Sewer and water services may influence the amount and type of development that may occur within the Village of Pentwater.

Sewer and Water Services

The principal utilities needed for the Village of Pentwater are water and sanitary sewer disposal. An estimated 70% of residents located within the Village of Pentwater are serviced by the public water system drawn from three wells. The Village of Pentwater completed a Membrane Bioreactor Facility in 2013 that serves 80% - 85% of Village of Pentwater residents and a small number of Pentwater Township residents.

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. Still others have seen their best days pass by and are in need of attention. Present land use patterns can tell us what the Village of Pentwater 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 bonds.

The following sections provide an overview of existing land uses. As the existing land use map has not been updated in many years, the Village Zoning Map is included in this Chapter as the most accurate portrayal of existing land uses in the Village.

Commercial

The Village Pentwater has successfully maintained an atmosphere that has been lost in many other lakeside communities in Michigan. Pentwater lacks the restaurant and hotel chains that oftentimes provide the feeling that a person could be in any tourist or urban area in the state.

Village businesses range from small, family-owned establishments and convenience shopping to specialty retail stores, similar to those of other successful “non-commercialized” tourist areas in Michigan. Much of this activity is concentrated in the central business district along Hancock Street, which serves as the commercial center for the Village. This traditional downtown, made up of small businesses, offices, and older buildings, has establishments which satisfy both resident and visitor needs. A post office, coffee shop, and market are available to serve local customers. Higher-end retail shops, some of which are seasonal, are also located within the central business district.

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 Pentwater Lake. The relationship between the waterfront and the downtown is improving. The marina area filters views of the water, while Fifth, Fourth and Third Streets dead-end at the waterfront.

Residential

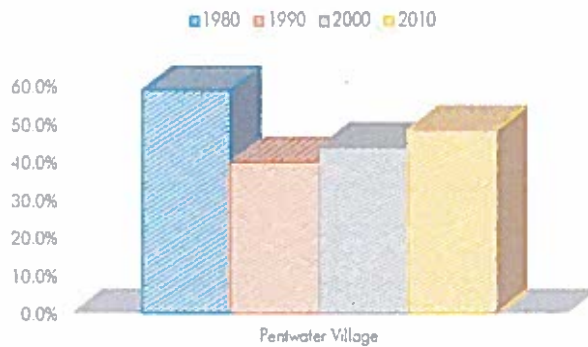
As noted earlier, much of this housing is seasonal. Seasonal housing makes almost 50% of all available housing, however, the percentage of seasonal housing dropped by over 10% between 1980 and 2010. This represents a shift in the housing choices of people in the area; seasonal residents are converting homes to year round use, or building new, permanent homes.

A large number of homes around Pentwater Lake and along Lake Michigan serve as second home, summer residences. Many of the homes built along Lake Michigan are two and three story buildings. Some of those along the roadway 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 have been in existence prior to the turn of the 20th century.

The close-knit, community feeling of the Village is well illustrated in the neighborhood south of Park Street. Based upon a traditional grid street system, the homes are a mix of Victorian style and modern ranch designs with reduced setbacks from the road. The oldest part of this neighborhood is between Third and Lowell Street, extending from Rush to Hancock Streets. Several homes within the area are under 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.

SEASONAL HOUSING 1980-2010



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 Sands Street is the exception; it has a higher density than most of the older neighborhoods.

Since 2004, one residential planned unit development (PUD) has been developed in the Village. The Cottages at Lites Woods is characterized by single and two-family residences and is located in the southeastern area of the Village.

Multi-family 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.

Several homes located throughout Pentwater are utilized as bed and breakfast inns. These accommodations remain an essential element of the Village’s character.

Semi-Public and Public Facilities

Four 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 parking is provided for these congregations. 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 school and the public library are located nearby as well, benefitting children and families due to their proximity to neighborhoods. The Pentwater Public School (K-12) is located at 600 Park Street. The public library is located on the corner of Park and Rush streets.

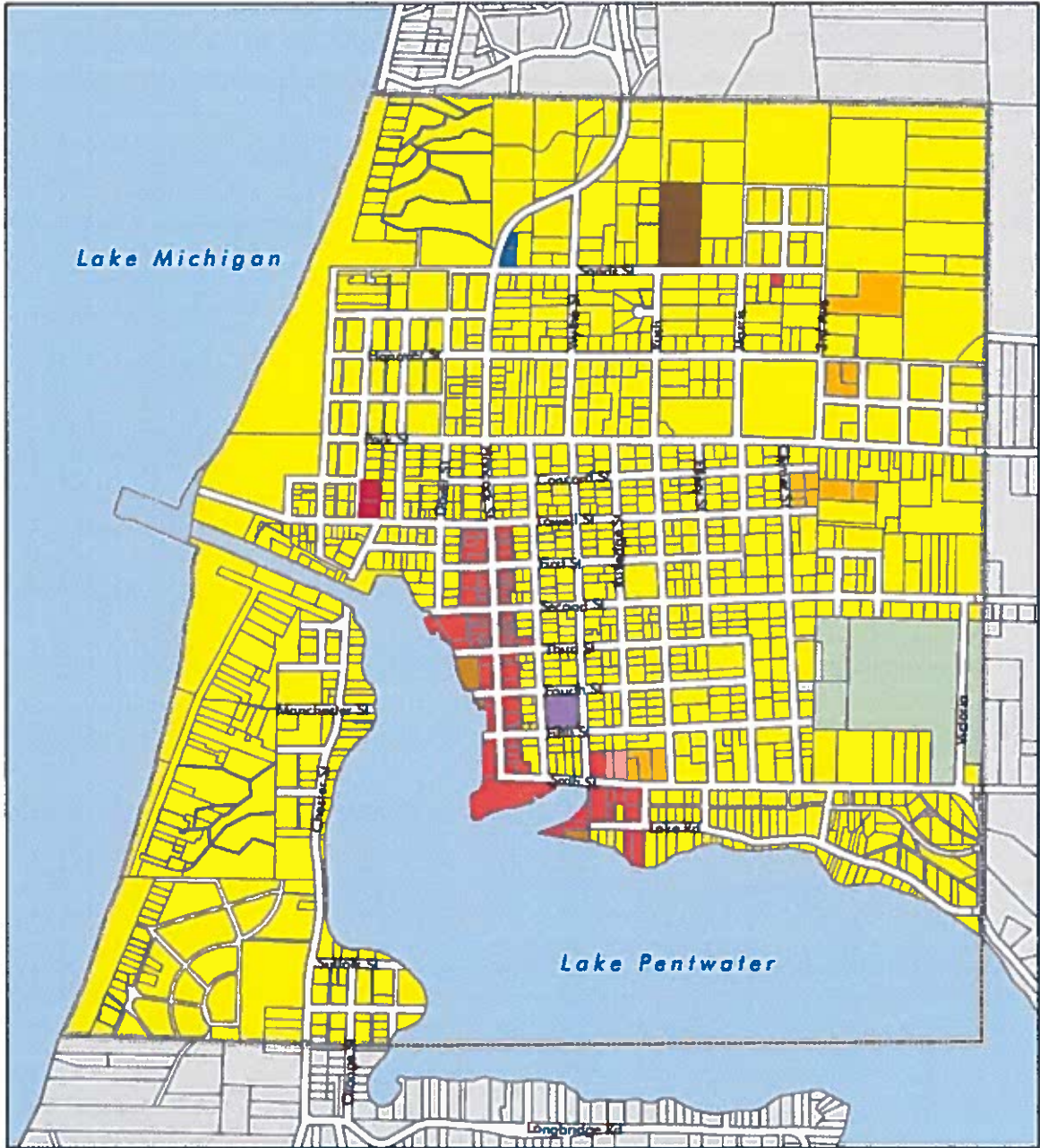
Established in 2004, the Pentwater Artisan Learning Center (PALC) is a private non-profit organization that facilitates artisans working primarily with wood, metal, pottery, painting, stained glass and jewelry. The facility is located on property adjacent to the Pentwater Public School on Park Street.

The Pentwater Historical Society, established in 1982, exemplifies strong community unity. To further its goals of preserving and promoting the history, values and traditions of the community, the organization purchased and refurbished, using volunteer labor and donations of over \$225,000, the former First Baptist Church for its new museum that opened in May 2014.

Other publicly owned areas include a public boat launch and marina on Pentwater Lake and a large parcel of state-owned land, Charles Mears State Park on Lake Michigan, which provides camping opportunities for visitors.

Light Industry

Although industrial development is uncommon in the area, Pentwater Wire Products is located off Carroll and Wythe Streets, between Fifth and Fourth Streets. This light-industrial facility manufactures wire racks with plastic coatings to be placed in products such as refrigerators. The facility employs local residents. There are no industrial parks or concentrations of industrial development within the Village.



Zoning Map
Village of Pentwater

- R2 - Single Family Residential
- R3 - Multiple Family Residential
- R4 - Lakeshore Multiple Family Residential
- MHP - Manufactured Home District
- RO - Residential-Office
- C1 - General Commercial
- C3 - Central Business
- C4 - Hotel Resort
- U - Light Industrial
- PUD - Planned Unit Development

Future Land Use

Future land use decisions for the Village of Pentwater will be guided by the Vision, Core Values, and Goals noted in Chapter 3. 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. Those values 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 values are fragile and that steps will be necessary to protect them.

The Village of Pentwater Future Land Use Plan includes seven use (7) categories and an environmentally sensitive area designation. The following is an overview of the categories:

Residential

Land designated within the residential future land use categories is located throughout the Village. Support uses, such as churches, schools and parks are also appropriate for development within this land use designation.

There are three distinct residential future land use categories, low medium and high density residential.

Low Density Residential

Density in this category is limited to a minimum of 2 acres per lot. Most of this development is concentrated along the major roadways that radiate from the Village, paralleling the shoreline, east to U.S. 31. It is likely that much of the residential development in this classification will occur along existing roadways.

RESIDENTIAL DESIGN GUIDELINES

A. Residential land uses will be provided for more affordable homes. Factors that may be used to make homes more affordable may include wider areas of utility coverage, inclusion of a variety of housing types, and providing paved roads.

B. New areas of residential development will have the same neighborhood characteristics as those already found in the Village of Pentwater.

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. Some properties within the Village 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

RESIDENTIAL DESIGN GUIDELINES

C. Residents of the Village will have the opportunity to age in place—remaining in the Village as they grow older and needs change. Senior living facilities and services that includes independent and assisted living units along with multi-family, condominium units, will provide Village residents with this opportunity.

D. Limited mixed-use scale in the downtown business district with second- and third-floor apartments/condominium units will provide a mixture of housing types to augment available housing options currently available in the Village. These units will be limited in size and scale in relation to the existing and historic structures of the Village and the height limits outlined in the Zoning Ordinance.

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

Medium (and High) Density Residential land is concentrated to the east of the Village and on the west side of Pentwater Lake. 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. 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.

These areas are intended to be developed with many of the same neighborhood characteristics already present in the Village, including paved roads, sidewalks, adequate lighting, well-placed open spaces for recreation, and a sensitivity towards existing natural features (woods, dunes, shoreline, etc.). Public services, especially public water and sanitary sewer, will also generally be desired.

High Density Residential

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 designed to limit any negative effects on existing homes. Densities will range as high as eight (8) units per acre, where proper facilities are in place.

Office

This use includes various forms of office development including professional offices, medical offices and banks. 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.

Commercial

This land use designation encompasses the older, traditional commercial core of the Village of Pentwater. The Central Business District is the sole commercial future land use category.

Central Business District

Most people not only readily identify views of the water as being part of the image of the Village, but views of the 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 trees, public restrooms, and other improvements have greatly enhanced the favorable view residents and visitors have of the Village.

The Village of Pentwater has a long history of being a cohesive community, as a center of transportation for the lumbering industry, and a destination for recreation and tourism. Many of the original

COMMERCIAL DESIGN GUIDLINES

A. Downtown land use should ensure that retail development is concentrated on Hancock and office/services are directed to side streets off Hancock. Residential development should be considered as an accessory use to commercial uses in this district.

B. Commercial development 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 connection to public utilities

-Not have detrimental effect on natural features, traffic and access, and adjacent neighborhoods.

characteristics that created the Village still exist and their heritage provides a strong tie to the present. 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. Extensive renovations and changes over time tend to create inefficient space and circulation patterns.

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. Other physical limitations, such as the lack of centralized parking, also complicates 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 expand. The Master Plan calls for the principle downtown shopping area to be located on Hancock between Sixth Street and Lowell.

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. In an effort to restore viability and vitality to central business districts, communities have more recently encouraged the development of residential uses in these areas. Moreover, such development is typically directed to the upper floor(s) of the commercial building and is not limited only to the shop owner/keeper.

In addition, the proximity of Pentwater Lake and the central business district in the community provides many opportunities for lake views. In order to maintain the viability of Pentwater’s downtown, the Plan recognizes that residential development is necessary and accessory to the commercial nature of the district and any residential development should be limited to the second and third floors of the building and be appropriate for the square footage of the commercial space. Further, off-street parking restrictions should be applied to any residential development in the central business district.

Over time, expansion of the downtown may be possible to Carroll Street, between Fifth Street and Second Street. 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 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 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.

Industrial

The intent off this future land use category is to plan for industrial uses such as research, wholesale and warehouse activities and very light industrial operations that manufacture, compounding, process, package, assemble and/or treat finished or semi-finished products from previously prepared material.

Industrial

Industrial uses will generally be limited to an area that has historically been used for this purpose.

**INDUSTRIAL DESIGN
GUIDELINES**

A. Industrial sites will be located where residential development will not be impaired or negatively affected.

B. Industrial site redevelopment shall conform to residential land use principles and shall conform to existing residential neighborhoods.

Public/Semi-Public

Public/Quasi-Public uses include schools, trails, public and not-for-profit medical facilities, churches, courthouses, city halls, libraries, and a host of other government services and facilities.

Unlike traditional master plans, the Village of Pentwater 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.

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. Further, when and where appropriate, new recreational opportunities, such as bike/pedestrian paths along major Village roadways (i.e. BR 31), fishing piers, etc., should be examined whenever funding is available.

**PUBLIC/QUASI-PUBLIC
DESIGN GUIDELINES**

A. National Recreation and Park Association level of service standards shall be met for both seasonal and permanent populations.

B. New development and redevelopment should consider sewer and water capacity before approval.

Environmentally Sensitive Development Area

The Plan also calls for a special area, labeled *Environmentally Sensitive Development Area*. This area overlays a number of different Future Land Use classifications. The intent of this overlay is to recognize the unique features of Lake Michigan's critical dunes and high-risk erosion areas. Treatment for these sensitive areas is outlined in Chapter 2. Treatment of these features will be considered as part of any development within this area, regardless of the land use or zoning classification in place.

Other Land Use Elements

Arrival

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." This sense of arrival may take many forms, but whatever form it takes, it provides 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 Village, since it has some dependence on visitors. Although outside of municipal limits, the entry to the Village begins at the south end of Pentwater Lake and is highlighted at the actual entry into Village limits at Sixth Street.

Views

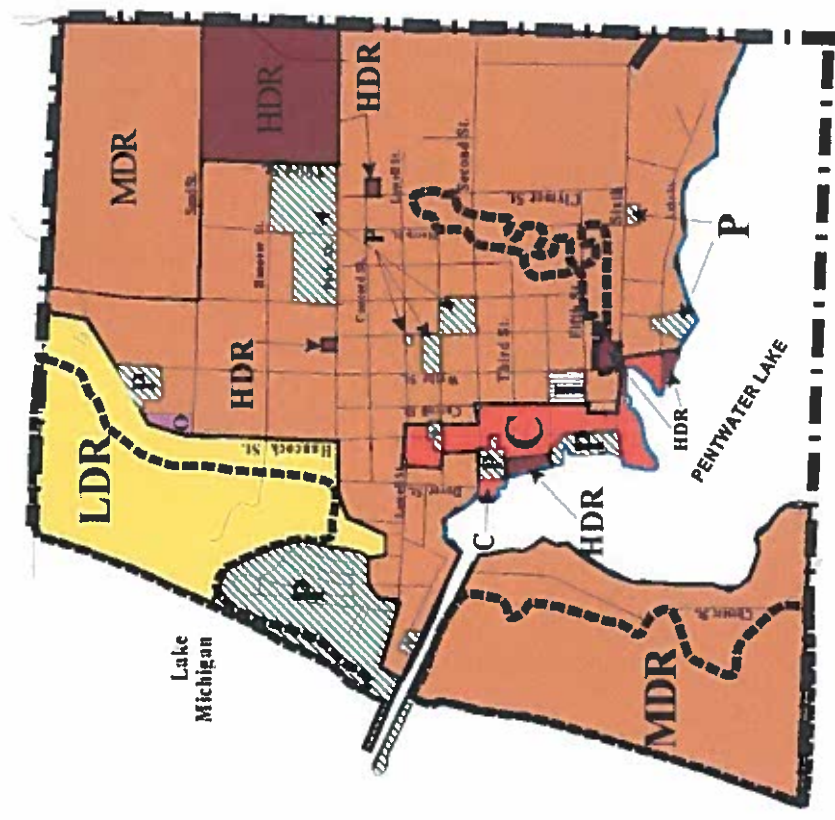
Most of the landscape that provides pleasant scenery and visual quality is privately owned. Nevertheless, the public "uses" the landscape visually, and, for the Village, views are a key element of the community. Therefore, protecting these recognized resources provides a significant and tangible benefit.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

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 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.

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.



**Future Land Use
Village of Pentwater**

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Central Business
-  Office
-  Industrial
-  Public/Semi-Public
-  Environmentally Sensitive Development Area



CHAPTER 5 ZONING PLAN

Purpose

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 (MZEAA) (PA 110 of 2006, as amended). Therefore, every master plan in communities with zoning must have a **zoning plan** that meets the requirements of Section 33 of the MPEA

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 proposed zoning map showing the location of proposed zoning districts.
- The standards or criteria to be used to consider rezoning consistent with the master plan.

Relationship to the Land Use Plan

The Village of Pentwater Land Use Plan sets forth the vision, goals and policies for growth and development in the Village for 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 Land Use Plan, as outlined in Chapter 4 of the this plan, proposes seven (7) land use categories while the Zoning Ordinance currently has twelve (12) zoning districts. A two zoning districts pertain to the Township only and are not found in the Village. The following provides a summary of how each zoning district relates to the respective applicable land use categories for this 2015 Plan update. The specific purposes of each individual zoning district and primary permitted and special land uses are listed, while Table 5-1 presents a summary of the key dimensional standards in each zoning district.

Future Land Use Category	Zoning District
<p>Lakeshore Residential</p>	<p>Chapter 8: WD Waterfront Intent of District: The Waterfront District is a supplementary District which applies to designated lands solely located along the waterfront and shoreline areas of the community. As such, the District is a “floating” district simultaneously with any other zoning districts. Where the specific requirements of the Waterfront District vary or conflict with the regulations contained in the underlying zoning district, the stricter requirements apply.</p>
	<p>Chapter 7A: R-4 Lakefront Multiple Family Residential Intent of District: The R-4 District is intended to accommodate existing multiple family developments located on the waterfront.</p>
<p>Low Density Residential</p>	<p>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, high quality neighborhoods. This District is exclusively applied in the Township.</p>
<p>Medium Density Residential</p>	<p>Chapter 6: R-2 Single Family Residential Intent of District: This District is intended to provide a low-density, single and two-family residential living environment and to foster stable, high-quality neighborhoods while providing for additional variety of housing opportunities and choices. The regulations for this district also recognize the need to provide existing housing stock and allow the development of older subdivisions. This District is primarily applied in the Village.</p>

<p>High Density Residential</p>	<p>Chapter 7: R-3 Single Family, Two Family & Multiple Family Residential Intent of District: This District is intended to provide additional variety in housing opportunities and choices. The R-3 District should also provide high-quality residential dwellings. The regulations for this district recognize the need to provide affordable housing opportunities. Non-residential uses are only allowed to the extent that they serve to further this end.</p>
	<p>Chapter 9: MHP Manufactured Home Park Intent of Districts: The MHP District provides solely for the location of mobile and manufactured housing in separate manufactured home park developments. These Districts are exclusively applied in the Village due to the availability of municipal water and sanitary sewer services.</p>
<p>Office</p>	<p>Chapter 10: R-O Residential-Office District Intent of District: The primary purpose of this District is to accommodate existing low intensity professional offices in residential areas through the conversion and adaptive reuse of existing residential structures in appropriate and conducive areas along Business Route 31. Further, it is the intention of the R-O District to provide a transitional area between a major thoroughfare and interior single family residential areas. To this end, any new buildings or the conversion and alteration of existing buildings must be compatible by means of landscaping and architectural treatment with neighboring residences.</p>

Central Business	<p>Chapter 11: C-1 General Commercial Intent of District: This District is intended to provide a wide range of goods and services to residents of Pentwater as well as surrounding areas. These uses will generally be more intensive and less compatible with residential uses. These uses will have appropriate signs, adequate lighting levels, attractive landscaping, and convenient parking areas. Special attention will be given to the location of access points and other traffic and pedestrian conditions to ensure that such businesses are operated in a safe and efficient manner. Where possible, access points, parking areas, and other common features will be combined to serve more than one business.</p>
	<p>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.</p>
	<p>Chapter 12A: C-4 Hotel Resort District Intent of District: The purpose of this District is to accommodate existing hotel resort facilities, oriented to the vacationing and traveling public, located in areas of existing residential uses.</p>
Industrial	<p>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.</p>
Residential and Commercial	<p>Chapter 14: PUD Planned Unit Development Intent of District: Planned developments, which modify the traditional forms of zoning, permit a developer to secure advantages which can be passed on to the general public by virtue of more desirable and more economical development.</p>

Table 5-1 Village of Pentwater Zoning District Regulations

Zoning District	Min. Lot Area	Min. Lot Width	Max. Lot Coverage	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Max. Height
R-2 Single Family Residential	One Family		50%	17 ft.	6 ft.	30 ft.	35 ft.
	8,000 sq. ft.	66 ft.					
	Two Family						
	15,000 sq. ft.	120 ft.					
R-3 Multiple Family Residential	One & Two Family		50%	17 ft.	6 ft.	30 ft.	35 ft.
	6,000 sq. ft./unit	60 ft.					
	Multi-Family		50%	30 ft.	15 ft.	30 ft.	
	10,500 sq. ft.	N/A					
R-4 Lakefront Multiple Family Residential	22,000 sq. ft.	N/A	50%	30 ft.	The greater of 15 ft. or bldg. height	30 ft.	30 ft.
MHP Manufactured Home Park	10 acres	N/A	N/A	15 ft.	5-10 ft.	10 ft.	N/A
WD Waterfront	Same as Underlying	66 ft.	50%	30 ft.	Same as underlying		30 ft.
R-O Residential-Office	N/A	66 ft.	50%	17 ft.	6 ft.	30 ft.	35 ft.
C-1 General Commercial	20,000 sq. ft.	100 ft.	40%	25 ft.	10 ft.	25 ft.	35 ft.
C-3 Central Business	None	None	None	None	None	None	35 ft.
C-4 Hotel Resort District	8,000 sq. ft.	66 ft.	N/A	17 ft.	6 ft.	20 ft.	35 ft.
L1 Light Industrial	One acre	100 ft.	60%	25 ft.	20 ft.	40 ft.	35 ft.
PUD- Residential	Varies	200 ft.	30%	30 ft.	20 ft. total, 10 ft. min.	30 ft.	35 ft., 2.5 stories
PUD- Commercial	Varies	200 ft.	30%	30 ft.	30 ft.	30 ft.	35 ft., 2.5 stories

Proposed Changes to the Zoning Ordinance

Since this Plan incorporates new policies, land uses and other measures related to further improving the quality of life in the Village, 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.

Standards/Criteria for Rezoning

The following represent generally accepted planning standards/criteria that will be utilized by the Planning Commission while considering future amendment requests to the zoning map of the Village:

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?
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.

CHAPTER 6

IMPLEMENTATION

Implementation Table

Transforming the Village's goals into reality will require a long-term commitment and political consensus. The plan is designed to be a road map for action, incorporating strategies, specific projects, and programs that will achieve the desired results. This chapter synthesizes the many plan recommendations and identifies the actions and timing needed to transform the plan's vision into reality.

While Village officials will rely on policies and design principles outlined earlier in this plan to guide future decision-making, the actions listed below must be implemented to achieve the goals of the Master Plan. Therefore, it is essential to develop a prioritized "work plan" for the next five-year timeframe, clearly identifying implementation actions and timeframes to ensure that the plan remains a dynamic and "living" document. Prioritization as it relates to timing is presented below:

- Priority 1: Projects are those that should be given an immediate and concentrated effort within six months of adoption.
- Priority 2: Projects necessary to implement the plan, but dependent upon commencement or completion of Priority 1 projects or do not have the same urgency of those projects (7-12 months from adoption).
- Priority 3: Projects are those that implement elements of this plan, but are not urgent and can be delayed for a longer period of time. These projects are more susceptible to budgetary constraints.

The following tables include the action plan and implementation strategy for the Village of Pentwater Master Plan.

Implementation Strategy		
Action	Priority/Timing	Status
Zoning Text Amendments		
1. Revise the R-3 Residential District to permit multiple family dwellings only and modify the maximum density in the District to eight (8) units per acre.	-	Completed
2. Create an R-O, Residential-Office District, to allow offices that resemble a residential structure and limit its application to major roadways.	-	Completed
3. Eliminate the C-1, General Commercial District, since it is nearly identical in permitted uses and area requirements to the C-3 Central Business District.	1	Not Completed
4. Eliminate the C-4, Hotel Resort District, since it was created and applied for one specific use that is no longer in existence	1	Not completed
5. Consider eliminating the Planned Unit Development-PUD District and instead converting the District and all of its provisions into a Special Land Use and adding PUD as a Special Land Use in all Residential zoning districts.	1	Not completed

Implementation Strategy		
Action	Priority/Timing	Status
Zoning Text Amendments		
6. Create an R-4 Lakefront Multiple Family Residential District that only applies to the three existing lakefront multiple family residential developments currently known as Spinnaker, Pentwater Pointe and Marina View condominiums and it is not intended to apply the R-4 District beyond these developments	-	Completed
7. Consider creation of downtown design standards for incorporation into zoning ordinance	2-3	New
8. Amend the Zoning Ordinance to include standards/criteria for rezoning requests.	1	Not completed
9. Create industrial redevelopment development standards.	2	New
10. Create new language to support senior housing options to achieve goal #6. Assess the Zoning Ordinance as it relates to: <ul style="list-style-type: none"> • Attached residential housing types; • Smaller footprint single-family dwellings (cottages); • Alternative housing types that fit the neighborhood character and blend into the community; • Senior independent living, assisted living and congregate care developments. 	2	New

Implementation Strategy		
Action	Priority/Timing	Status
Zoning Map Amendments		
1. Rezone the property at 262 & 264 W. Lowell Street (former Nickerson Inn site) to a more appropriate R-2 Residential District	2	Not completed
2. Rezone the properties at 500 (Pentwater Family Practice) and 540 (Dr. Richard Williams, DDS) North Hancock to the new O-1 Residential Office District (if the O-1 Office District is created)	-	Completed
3. Rezone all properties currently zoned C-1 General Commercial to C-2 Central Business District (if the C-1 Commercial District is eliminated)	2	Not Completed
4. Rezone all properties that are not currently in use or zoned as multiple family residential to a more appropriate residential zoning classification.	2	Not completed
5. Rezone the property at 579 Sands St. from C-3 Central Business District to R-2 Residential District	2	Not Completed
6. Rezone the properties containing the Spinnaker, Pentwater Pointe and Marina View multiple family developments to the new R-4 Lakefront Multiple Family Residential District	-	Completed

VILLAGE OF PENTWATER

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

VILLAGE OF PENTWATER PLANNING COMMISSION RESOLUTION APPROVING 2015 MASTER PLAN UPDATE

At a regular meeting of the Village of Pentwater Planning Commission held on Wednesday, June 17, 2015, the following resolution was offered by Christians and seconded by McDonough:

WHEREAS, the Village of Pentwater Planning Commission has prepared an update to the 2009 Pentwater Community Master Plan, pursuant to P.A. 33 of 2008 (MCL 125.3801, *et seq*), as amended; and

WHEREAS, subject 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 Master Plan Update by the Planning Commission on June 17, 2015 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 2015 Update to the Village of Pentwater Master Plan, as amended, and forwards the same to the Pentwater Village Council for subsequent review and action.

AYES: Garrett, Koorndyk, Christians, Benner

NAYS: None

ABSTAIN: None

ABSENT: Crumb, Anderson

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 June 17, 2015.

Colleen Moser
Colleen Moser – Clerk/Treasurer

6-19-15
Date