

Planning Commission Regular Meeting Minutes

January 27, 2026, 6:00 P.M.

Park Place Event Center – 310 Rush Street

1.) Call to Order, and Pledge of Allegiance

Commission Chair Chris Conroy called the meeting to order at 6:00 PM and the Pledge of Allegiance was recited.

2.) Roll Call: Present: Provencal, Ressel, Roberson, Conroy

Absent: Stoneman, Nugent

Also present: Aaron Bieglow, Zoning Administrator, Michelle Bieri, Clerk/Treasurer, Jody Ter Haar, Deputy Clerk/Treasurer

3.) Approval of the Agenda and Minutes

A. Motion to approve the agenda made by Provencal, seconded by Ressel.

Voice Vote: Yay: 4. Nay: 0. Absent: 2. Motion passed.

B. Motion by Approve the Minutes of November 25, 2025, meeting made by Ressel, seconded by Provencal.

Voice Vote: Yay: 4. Nay: 0. Absent 2. Motion passed.

4.) Public Comments on the agenda.

Mary Marshall, 237 S. Rutledge commented on the accessory buildings.

Ryan Whaley, 1042 2nd Street, would like to see an increase in the size of accessory buildings in relation to the individual parcels.

5.) Public Hearing: None

6.) Discussion Items

A. Pentwater Historical Society Museum – Expansion of a Nonconforming Building

The Planning Commission discussed the expansion of the Pentwater Historical Society Museum at the corner of Rutledge and 1st Street. During this discussion, issues of neighboring support letters, stormwater management, and parking were discussed.

Motion by Ressel, seconded by Roberson to approve the expansion and approve the deferred parking, with the conditions that neighboring support letters would be provided, in addition to providing stormwater management details.

Voice Vote: Yay: 4. Nay: 0. Absent 2. Motion passed.

B. Accessory Building Text Amendment – preliminary Review.

The Planning Commission discussed the application petitioned by resident Ryan Whaley to raise the accessory building size limit. During this discussion, it was decided that the Planning Commission would like to see visual examples of varied sized lots and accessory buildings to better inform their decision.

C. Sidewalk Ordinance Discussion

The Planning Commission discussed the current sidewalk ordinances in place at the Village and how they have been applied in the past. Discussion also included suggestions of where sidewalks may be most advantageous in the Village and ways to meet these goals, such as creating an area on the map where sidewalks would be required, using an existing sidewalk inventory as reference.

D. Other discussion items

7. Department/Committee Reports – Zoning report included in packet.

8. Public Comments

Mary Marshall mentioned the current size of accessory buildings.

9. Communications from Planning Commission Members

10. Adjournment

Motion by adjourn by Conroy, seconded by Provencal at 7:05 PM.

All in favor.

Respectfully submitted,

Michelle Bieri

Clerk/Treasurer