



VILLAGE OF PENTWATER

Planning Commission

ON PENTWATER LAKE AND LAKE MICHIGAN
65 N Hancock Street, P.O. Box 622, Pentwater, Michigan 49449
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Regular Meeting Minutes

Vice Chair Ron Stoneman called the regular meeting of the Pentwater Village Planning Commission Meeting to order on March 24, 2026, at 6:00 pm, at Park Place, 310 N. Rush Street, Pentwater, with the Pledge of Allegiance.

ROLL CALL

Present: Ron Stoneman, Dan Nugent, Jack Provencal, and Claudia Ressel

Absent: Chris Conroy and Amy Roberson

Others Present: Aaron Bigelow, Zoning Administrator, Niki Theeuwes, Management Assistant, Guests: Stephanie Nicholson, Dean Vredevoogd, Dean Lydey, Jennifer Lydey, Ryan Whaley.

APPROVAL OF AGENDA

Motion by Dan Nugent, Second by Jack Provencal to approve the agenda.

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

APPROVAL OF REGULAR MEETING MINUTES

Administrator Bigelow indicated that Mary Marshall should be removed from the minutes as she is not a member of the Commission and is therefore not required to attend.

Motion by Dan Nugent and Second by Jack Provencal to approve the minutes with the correction requested by Administrator Bigelow.

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

PUBLIC COMMENTS FOR ITEMS ON THE AGENDA –

None

PUBLIC HEARING – Accessory Building Text Amendment (Section 3.08.D.) Vice-Chair Stoneman opened the public hearing portion of the meeting. Administrator Bigelow reviewed the recommended revised language for an Ordinance Text Amendment to amend the accessory building size requirements of Section 3.08, which was reviewed and discussed at the February 24, 2026, meeting. Vice-Chair Stoneman asked if there were any public comments.

- Jennifer Lydey at 80 S. Rutledge – commented that she felt the revision is a good idea.
- Dean Lydey at 80 S. Rutledge – commented that he felt the proposed change(s) would help with the gap between the newer category and someone with a larger area.
- Ryan Whaley – Voiced his support of the proposed change, being consistent with size and relationships in the Village.

Seeing no further public comments, Vice Chair Stoneman closed the public hearing portion of the meeting.

Commission members provided additional input on the potential change –

- Commissioner Ressel indicated that she had voted " no " during the February 24th meeting, but with the public support and the safeguards in place, she is now in agreement with the proposed changes.
- Commissioner Nugent stated that he will always agree with less government intrusion.
- Commissioner Provencal indicated that the recommendation seems appropriate
- Commissioner Stoneman indicated that with the confines still in place for smaller lots and that this would match the Pentwater Township ordinance making this an appropriate stop.

Motion by Jack Provencal and Second by Claudia Ressel to move forward with presenting the Text Amendment to the Village Council.

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

DISCUSSION ITEMS

A. Sidewalk Waiver Request – 178 E. Sands Street

Zoning Administrator Bigelow stated that he had received a sidewalk waiver application for property located at 178 E. Sands, which had been previously discussed at the February 24, 2026 meeting. For this meeting, he stated that no current standards exist. He brought forward recommendations for standards that he has researched that could be used for all future waiver considerations. Those are:

Connectivity to existing sidewalks/non-motorized pathways
 Connectivity to surrounding uses
 Preservation of existing vegetation
 Density and land use of the nearby area
 Vehicle traffic levels on the adjacent streets

Commission members voiced support for the proposed standards to be used in the future when reviewing sidewalk waiver requests.

Commission discussion centered around Sands Street, and the need for a sidewalk, the sidewalk conditions on the Wythe Street, and what would happen if a waiver was given, but in the future, the Village decided that a sidewalk would be needed.

It was also discussed that the Commission would like to request the Council to determine a walkability plan for the Village that would potentially get people off the street and provide more accessibility.

Motion by Claudia Ressel and second by Jack Provencal to approve a sidewalk waiver for the Sands Street property.

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

B. Special Land Use Ordinance Change

Commissioner Nugent brought up that since the Old Village Hall is now for sale, would this be the time to consider a change to the Special Land Use Ordinance? For a potential boutique hotel-type situation, a variance would be needed at that location. A ordinance text amendment was supported by some Commissioners to change this requirement, but they would prefer to see a proposed project before making a decision. The current ordinance requires a minimum of a 2-acre property to be considered.

The discussion included safeguarding remaining buildings, and with the need for a variance, the Commission would be aware of what was being proposed. If the ordinance were changed, that could affect the entire Hancock Street area.

DEPARTMENT/COMMITTEE REPORTS

Zoning Administrator report attached

PUBLIC COMMENTS –

None

COMMUNICATIONS FROM PLANNING COMMISSION MEMBERS –

None

ADJOURNMENT

Motion by Nugent, second by Provencal to adjourn the meeting at 6:30 pm.

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

Respectfully Submitted,

Approved by the Village of Pentwater Planning Commission on _____.