

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

**April 14, 2026**

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

**ROLL CALL**

Terry Cluchey	Present
Heather Douglas	Present
Buz Graettinger	Present
Patrick Hooyman	Present
Tony Monton	Present
Peter Zangara	Present
Mark Sturr	Present

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

**APPROVAL OF AGENDA, MINUTES AND CHAIRPERSON'S REMARKS**

Heather Douglas moved to approve the agenda as presented, supported by Terry Cluchey. All ayes and the agenda was approved.

Buz Graettinger made a motion to approve the minutes of the February 10, 2026, Regular Meeting, as presented and supported by Peter Zangara. All ayes and the minutes of the February 10, 2026, Regular Meeting were approved.

Chair, Tony Monton asked if anyone had any conflict of interest with items on the agenda; hearing none, he proceeded to the first of two public comments.

**PUBLIC COMMENTS – None**

**PUBLIC HEARING - None**

## OLD BUSINESS

### **A. Review of Nonconforming Building/Structure (Deck) Expansion – Witt Residence at 6168 Orange St., Parcel No. 64-001-371-003-00.**

Keith Edwards provided information regarding the decking and stairs to be replaced. The reason it is a non-conforming structure is that the north side does not meet the minimum setback. Keith provided his review and standards to review.

Keith said this is a very difficult site to traverse from the road down to the lake with several retaining walls on the south side of the building. Having found that the proposed request meets the standards of Section 3.24 of the Zoning Ordinance, Zoning Administrator Keith Edwards recommended the Planning Commission approve the project as proposed. He said Mr. & Mrs. Witt are present at the meeting if anyone had any questions

Pat Hooyman asked if the neighbors had been contacted. Keith replied it was not required for this kind of review.

Mr. Monton reviewed the portion of Section 3.24 of the Zoning Ordinance which corresponds to the standards for review of non-conforming buildings and structures. Planning Commissioners agreed that the respective standards of Section 3.24 have been met.

**Motion** by Buzz Graettinger, seconded by Heather Douglas to approve the request for Nonconforming Building/Structure (Deck) Expansion – Witt Residence at 6168 Orange St., Parcel No. 64-001-371-003-00. All Ayes and the motion was approved unanimously.

### **B. Preliminary Site Plan Review – Nordic Village Site Condominium. Acres north of the former Boat House Restaurant off Treasure Island Drive- Parcel ID No. 64-001-400-025-00. Proposed nineteen (19) single-family homes.**

Chair Monton summarized that the property, behind the former Boathouse Restaurant, was formerly known as Lost Canyon. It is a 15-acre wooded parcel, owned by Nordic Village LLC and Eric Buckland. This subject site is located within the R2 Single Family Residential Zoning District which requires a minimum lot size of 8,000 square feet. Eric is proposing a site condominium of 19 lots as indicated by the drawing he has furnished. This is a preliminary site plan review. Monton said anything that the Commission Members say cannot be construed as an indication that they will approve the final site plan; this is just a give and take for each other's benefit.

Keith said the process of this submission tonight is voluntary, the applicant doesn't have to submit a preliminary plan they can go right to final site plan. It's great that we

have this opportunity to provide feedback if the Commission wants to provide to Eric and he can make his decision as to how he wants to proceed.

Chair Monton said the Planning Commission is open to the plans and the sentiment was to encourage him to try to obtain a hook up to the sewer system due to the site topography.

Keith said the Village Treatment Plant has limits and explained the Township North system is allowed to discharge 8,000 gallons per day between September and May and during the summer can discharge up to 10,000 gallons per day. He said, unfortunately due to rain events, and inflow of stormwater into the system, we did exceed the 8,000-gallon minimum a week ago. He said that it set up a red flag. Keith said he had a recent discussion with the Township Board about an inflow and infiltration inspection mitigation program. He plans to clean all gravity sewer and locate any unauthorized connections. He said the lift stations will be surveyed to see what their elevation is and said they may have to be raised.

Pat asked if its related to rainwater and how much flow we have if it's recorded.

Keith said it's recorded constantly and he reports it weekly. Keith explained the confusion of the term condominium. He said a site condominium is just a different type of ownership. He said, most of our community is platted, drawn on a sheet of paper which then gets approved by county agencies and the State of Michigan and site condominiums are regulated by a master deed which is recorded and has certain covenants and restrictions that the development has to abide by. .... He said that it's a lot faster process than having to go through the state, but it carries the same number of approvals (drain commissioner, etc.) .

Eric said this development is not just a way to make money, it's a place he wants to live. He doesn't want to be cramming in as many houses as possible and desires instead to keep as many trees as possible to protect the nature in that area. He said that he wants to do something that is supported by the community. His other concern is the quality of the soil for foundations and septic systems if sewer is not available into the sewer system. Eric said the soil test will be extremely helpful.

Monton said he would want a percolation test of each site and it should be done before having his vote.

Eric said he would want to do that first, then work in phases hoping there's a chance to hook up to the sewer system in the future.

Keith said currently we have 41 hookups in that system and there is only 1 hookup left in Longbridge West. Keith said we're still working through getting the first bill from the Village for the new system and we are far under what our financial consultant

would like us to charge in order to be able to complete the repairs and improvements that are necessary.

Eric said that he wanted to get feedback and see if it was supported or not supported and the big question is about the septic fields. If there's no option for sewer now, he hopes there's that option in the future.

Eric said other than getting a perc test done, asked what other information is needed. Monton replied, amenities and paved roads. Keith said adequate drainage, storm water management and having the project reviewed by the Drain Commissioner's Office is required. Monton suggested that mailboxes and trash service are other items to be considered.

**C. Housing – Continued Discussion – Master Plan supported Zoning Ordinance Amendments.**

Keith said nothing is prepared at this time. Keith said you may have heard that the Village was looking at the size of accessory buildings and there was a proposal by the Planning Commission to increase the size of allowable accessory buildings in the Village raising the minimum from 750 sq. ft. to 1000 sq. ft. and sort of match the township for the rest of that. The calculation in the Village is different than the Township. He said this is just an update of what the Council is considering.

**D. Planned Unit Development (PUD) – Chapter 14 of the Pentwater Township Zoning Ordinance – Initial Policy Discussion**

Keith said he had researched mostly west Michigan communities and their ordinances and is in the middle of preparing a policy paper to address not only residential sites, but also potential commercial sites and multiple family uses as long as it's within a cohesive development.

**NEW BUSINESS- None**

**DEPARTMENT COMMITTEE REPORTS**

- A. Zoning Administrator – See attached report.
- B. Zoning Board of Appeals – See attached report.

**OTHER ITEMS FROM PLANNING COMMISSION MEMBERS - None**

## **PUBLIC COMMENTS**

Joe Primozych said the PLA welcomes new people and provides information about what they do in managing the lake and concerns. He said that he wanted to talk about two of those and with some background information why they are important to our community. He said regarding sewage management runs back to 2006 when he attended a Lakes and Streams meeting, he learned from a group discussion that one of the attendees was from nearby Bass Lake who shared problems with raw sewage in the lake. He said the group was put in hard places and had to make decisions and discussed solutions in how they would manage their sewage. He said the state was pushing us in 2006 to think about your lakes and the water quality in the lakes. He said he hoped there were avenues for Eric's development to hookup to the treatment plant. He commented on the erosion and last night's rain and said to just drive by and see the sediment going out to the lake. He said that he knows there are conditions that have to be met and to get that road in. He said that we've been bragging about our lake and would hate to see it take a hit or to take a step back.

## **ADJOURNMENT**

Heather Douglas moved to adjourn the meeting at 7:19 PM. Pat Hooyman seconded the motion. All ayes and the meeting was adjourned at 7:19 PM.

Respectfully submitted by:

Barb Siok, Recording Secretary

April 21, 2026

Reviewed by Keith Edwards, Zoning Administrator

April 24, 2026

Approved by the Planning Commission

June 10, 2026