

**CITY OF BRIDGMAN
PLANNING COMMISSION**

**Thursday, July 21, 2016
9765 Maple Street, Bridgman, Michigan 49106
7:00 p. M.**

I CALL TO ORDER

The meeting was called to order by Chairperson Parsons at 7:00 P. M.

II PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

III ROLL CALL

Present: Crocker, Fuller, Herrman, Kading, Nitz, Parsons, Woerdehoff

Absent: None

Also Present: City Manager Ganum, City Building and Zoning Inspector Rogien

IV APPROVAL OF MINUTES

A motion was made by Woerdehoff to approve the minutes from April 21, 2016 as presented.

A second was provided by Nitz.

The motion passed unanimously.

The minutes from April 21, 2016 are approved as presented.

V HEARING OF CITIZENS

Andy Henderson, 9554 Gast Road, Bridgman, Michigan 49106, informed the Planning Commission that he wants to build a garage on his property however, it seems it is currently not allowed to be constructed as large as he would like. (The proposed garage size would be 24 30.)

According to Henderson, the Ordinance is conflicting as to the size allowed to be constructed. It seems confusing as to what the building is called – an accessory building or a garage, and which ordinance rule would apply.

Fuller said that calling all buildings, that are unattached, accessory structures, would eliminate the confusion.

Discussion was held as to what would constitute an accessory building and a garage and what would be allowed to be stored in either. Consent was that it would be difficult to “police” what a person was storing and that regulating the use on the property was not what should be considered, as long as it was lawful.

Rogien stated that South Haven's Ordinance allows 35% of lot coverage. (This includes house, garage, buildings, and pools.)

It was decided to have a committee discuss garages and accessory buildings and come back with a proposal at the next meeting. (The committee will include Parsons, Herrman, Woerdehoff, Ganum and Rogien. (Focus will be defining terms.)

Henderson wanted to know if he could or could not move forward with obtaining permits and building his garage/accessory building.

Fuller said that the Planning Commission's inability to act should not restrict a citizen to move forward with his project.

Herrman said that he would like to see the Ordinance defined as to what Henderson could or could not do. He said that the Commission has an obligation to clarify the Ordinance.

Fuller said that Henderson's request falls under the rules in place - not the rules that will be in place at a later time.

A motion was made by Fuller to empower the Zoning Officer to use his judgement regarding the building of the proposed garage/accessory building and to allow the construction to move forward.

Crocker provided a second.

The vote, by individual voice, was:

FULLER	-	YES
NITZ	-	YES
WOERDEHOFF	-	YES
PARSONS	-	YES
CROCKER	-	YES
KADING	-	YES
HERRMAN	-	NO

By a vote of 6 YES and 1 NO the motion passes.

It is approved that the Planning Commission has empowered the Zoning Administrator to use his judgement regarding the building of the proposed Henderson garage/accessory building and to allow construction to move forward.

VI NEW BUSINESS

VII UNFINISHED BUSINESS

- 1 Zoning Ordinance Rewrite – discussion items: Building height along Lake Street, awnings/projecting objects, secondary suites/accessory units

A motion was made by Woerdehoff to have the height of the buildings along Lake Street be 45 feet maximum.

A second was provided by Nitz.
The motion passed unanimously.

The allowable building height along Lake Street will be a maximum of 45 feet.

Woerdehoff made a motion that awnings and projecting objects on buildings, will have appropriate insurance coverage, and must be of material no larger than 4 x 6 feet and will comply with snow equipment clearance height of 8 feet 6 inches.
Nitz provided a second.
The motion passed unanimously.

It was decided that awnings and projecting objects on buildings, will have appropriate insurance coverage, must be of material no larger than 4 x 6 feet and will comply with snow equipment clearance height of 8 feet 6 inches.

By consent, it was decided to send discussion of secondary suites/accessory units back to the Steering Committee.

Herrman made a motion to table discussion of bike paths to the next regularly scheduled meeting.
Parsons provide a second.
The motion passed unanimously.

Bike Path discussion is tabled until the next regularly scheduled meeting.

Fuller gave a presentation about the new development behind the Sandpiper. It will be an animal fiber processing business (wool to yarn).

The proposed building will be 50 x 50 feet and will include a pathway and viewing area around the building.

VII STAFF UPDATE

IX ADJOURNMENT

The meeting was adjourned by Parsons at 8:42 P. M.

Thomas Woerdehoff
Secretary

Linda L. Gedeon-Kuhn
Recording Secretary