

**CITY OF BRIDGMAN'
PLANNING COMMISSION**

**Thursday, August 25, 2016
9765 Maple Street, Bridgman, Michigan 49106
7:00 P. M.**

I CALL TO ORDER

The meeting was called to order by 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 (7:05), Parsons, Woerdehoff

Absent: None

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

IV APPROVAL OF MINUTES OF JULY 21, 2016

Crocker made a motion to approve the minutes of July 21, 2016 as presented.

Woerdehoff provided a second.

The motion passed unanimously.

The minutes of July 21, 2016 are approved as presented.

V HEARING OF CITIZENS

There were no citizens that wished to be heard.

VI NEW BUSINESS

1. Consideration of a site plan for a mixed use project at 9709 and 9729 Red Arrow Highway, submitted by Heidi Hornaday, Architect on behalf of MTM Group LLC.

Hornaday gave a brief overview of the The Monogram project, stating that it is mixed use and will include business, an eatery and residential units. She further stated the electric utilities will be totally reconstructed.

Herrman questioned the lease agreement relative to parking. (There currently is a 4 year agreement with the property owner to the south of the Mason Property.) Mason stated that he has first right of refusal on the property for purchase and rental. Herrman asked for a letter signed by the City and Mason as to that agreement.

Herrman made a motion to ask for a letter of intent from both parties (The City of Bridgman and Mason) of the lease or purchase agreement contract to be included with the final site plan before it goes to the City Commission.

Woerdehoff provided a second.

The motion passed unanimously.

A letter of intent of the lease or purchase agreement contract is requested to be included with the final site plan from Mason.

Crocker complimented Rogien on his report to the Planning Commission concerning The Monogram Center Project.

Crocker made a motion to approve the final site plan for the Monogram Centre Project. (parcel numbers 11-56-0019-0115-00-4, 11-56-0019-0115-01-2, 11-56-0019-0115-02-1 and 11-56-0019-0117-01-5).

Woerdehoff provided a second.

The motion passed unanimously.

The final site plan for the Monogram Centre Project is approved.

2. Consideration of a site plan for a new development project at 4217 Lake Street, submitted by Furkis Architectural Consulting on behalf of Hoof-to-Hanger LLC.

Suzi Barnes, informed the Planning Commission that the Hoof-to-Hanger project will be an addition of 2750 square feet and will be to the rear of the current Sandpiper gardens and attached to the rear of the Sandpiper building. She said that the addition will be harmonious to the character of the current building and surrounding area and will have a cottage feel.

The building will be constructed so people can walk around the building and view the wool milling process through the windows along the walkway.

Herrman asked how many people will be employed (three to start and hopefully more). Herrman informed her that the parking spaces need to be hard surface and that according to our current Ordinance there are not enough parking spaces shown on the site plan. (Barnes indicated that the spaces would be hard surface.)

(At 7:35 P. M. Fuller excused himself from the table to address the Planning Commission about the project, of which is he a part.)

Fuller said that the primary goal is to have the product made at the proposed new site and shipped off the premises to be sold. He said that the addition will not be a retail operation.

Herrman said that according to the Ordinance if the manufactured item is made on site, and there is a retail space attached, the current Ordinance applies.

Ganum said that most downtowns are excluded from the parking ordinances. He further stated that when a building covers a large portion of the lot, parking is not able to be

achieved in compliance with the Ordinance. He said that there is an expectation that parking is supplied by existing surrounding municipal parking.

Herrman said that the Planning Commission is bound by our Ordinance.

Rogien said that a variance could be sought from the ZBA. Herrman is correct, he stated, but the ZBA could allow what is being asked by Hoof-to-Hanger.

Herrman made a motion to approve the final site plan, (parcel numbers 11-56-0018-0035-00-2, 11-56-0018-0081-06-3, and 11-56-0018-0034-00-6) of the Hoof-to-Hanger project, pending the outcome of the ZBA ruling of the parking issue and the addition of the parking area being made of a hard surface material.

Woerdehoff provided a second.

The motion passed.

(Fuller abstained from voting due to his involvement with the project.)

The final site plan for The Hoof-to-Hanger project (parcel numbers 11-56-0018-0035-00-2, 11-56-0018-0081-06-3, and 11-56-0018-0034-00-6) is approved pending the outcome of the ZBA ruling of the parking issue and the addition of the parking surface being constructed of hard surface material.

(At 7:48 P.M. Fuller returned to the table.)

Herrman suggested that the City could pave/update the parking lot on the corner of Mathieu and Legion Street to help the parking situation in the City.

VII UNFINISHED BUSINESS

1. Zoning Ordinance Rewrite – discussion item: Accessory Buildings

Parsons said that the Special Planning Commission Sub-committee met to discuss the Accessory Building issue.

After discussion it was agreed to change number 4, under Additional Restrictions, to ten (10) from six (6) feet. It will read:

4. Any accessory building in a residential zone shall be located at least 10 feet from any dwelling on the lot.

Crocker made a motion to forward the Accessory Buildings Proposed Regulations to the Rewrite Steering Committee, with the inclusion of 10 feet under Additional Restrictions under number 4.

Woerdehoff provided a second.

The motion passed unanimously.

The Accessory Buildings Proposed Regulations will be forwarded to the Rewrite Steering Committee with the addition of 10 feet under Additional Restrictions under 4.

VIII STAFF UPDATE

- > Ganum told the Commission that there has been heightened interest by many businesses to locate to Bridgman. He indicated that he had been fielding questions from business entities in Chicago and Traverse City.
- > The railroad crossing will be a full reconstruct and should be done by the end of September.
- > The Haymarket establishment should be open in the Fall.
- > The Monogram Centre is looking for tenants.
- > Ganum said that he will address code enforcement with the City Council at their next meeting.

IX Adjournment

The meeting was adjourned by Parsons at 8:05 P. M.

Thomas Woerdehoff
Secretary

Linda Gedeon-Kuhn
Recording Secretary