

**CITY OF BRIDGMAN
PLANNING COMMISSION
REGULAR MEETING
JANUARY 18, 2018
7:00 PM**

The regular meeting of the Bridgman City Planning Commission was held January 18, 2018 at City Hall, 9765 Maple St., Bridgman, Michigan and called to order by Chair Parsons at 7:00 p.m.

MEMBERS PRESENT: Steve Parsons, Richard Kading, Eugene Herrman, Tom Woerdehoff, Kevin Nitz, Dorothea Crocker

MEMBERS ABSENT: Mark Hurray

STAFF PRESENT: City Manager Ganum, City Attorney Senica, City Clerk Holm

Pledge of Allegiance was led by the board.

APPROVE/AMEND AGENDA:

Motion by Member Woerdehoff, seconded by Member Herrman to approve the agenda for January 18, 2018 as presented, **motion carried unanimously.**

APPROVE MINUTES:

Motion by Member Kading, seconded by Member Nitz to approve the November 9, 2017 and the November 30, 2017 minutes as presented, **motion carried unanimously.**

HEARING OF CITIZENS:

No one wish to be heard.

NEW BUSINESS:

Appointment of Officers

Motion by Member Kading, seconded by Member Nitz to nominate the same officers, **motion carried unanimously.**

Motion by Member Herrman, seconded by Member Kading to re-appoint Steve Parsons as Chair, Mark Hurray as Vice-Chair, and Tom Woerdehoff as Secretary, **motion carried unanimously.**

Approval of 2018 Planning Commission Schedule

Motion by Member Herrman, seconded by Member Nitz to change the August meeting to the second Thursday, August 16, 2018, **motion carried unanimously.**

Motion by Member Herrman, seconded by Member Kading to change the November meeting to the second Thursday, November 8, 2018, **motion carried unanimously.**

Motion by Member Herrman, seconded by Member Woerdehoff to adopt the 2018 Planning Commission Schedule as amended, **motion carried unanimously.**

UNFINISHED BUSINESS:

Zoning Ordinance – Recreational Vehicle Regulations

Discussion was had on the material presented. The only question was under Section 5.03 B(e) on what the definition of *proper repair* means. The board would like to add language into that section stating the vehicle is road worthy and is in good state of repair. Attorney Senica stated she can tweak that section to put in language that the vehicle must be registered, licensed, and road worthy.

Motion by Member Herrman, seconded by Member Woerdehoff to recommend to city council the approval of Section 5.03 General Standards as presented, with the pending changes from Attorney Senica tweaking the language to state that the vehicle must be registered, licensed, and road worthy, **motion carried unanimously.**

Zoning Ordinance – Accessory Building Regulations

Attorney Senica handed out a modification to 7.02 in the new Zoning Ordinance. She explained that a variance request was recently presented to the Zoning Board of Appeals requesting approval to build an accessory building on his 2.7-acre property that was larger than allowed. The change presented states the accessory buildings *shall not exceed more than 1.5 times the square footage of the main dwelling* instead of the current language stating *accessory buildings shall not exceed 1,200 square feet*. The ordinance would keep the current language that it shall not exceed 35% of the property.

The board discussed the proposed changes to the Zoning Ordinance and talked about the total square footage of the main dwelling. Discussion was had on what is included in the total square footage. Would it include only the main floor, or does it include the first and second floor total. Is 1.5 times more than the main dwelling too small or too large of a change. They also discussed the language on the setbacks.

Motion by Member Herrman, seconded by Member Woerdehoff to accept the following changes to 7.02 Accessory Uses, Buildings, and Structures:

- Change 7.02 E(1) to now read ***Accessory buildings shall not exceed more than 1.5 times the square footage of the main dwelling/principal building, unless for a bona fide agricultural operation. The square footage of the main dwelling/principal building shall be calculated using the sum of the area of all floors.***
- Change 7.02 F instead of reading shall be not closer than 4' from a property line, take out the 4' and put instead the ***appropriate setbacks where applicable in the Zoning Ordinance.***
- Strike the current 7.02 E(4) in its entirety.

Recommend to city council for approval with the above changes subject to a public hearing, **motion carried unanimously.**

Motion by Member Herrman, seconded by Member Kading to set a public hearing for both proposed Zoning Ordinance changes at the next regular meeting on February 15, 2018, **motion carried unanimously.**

STAFF UPDATE

Master Plan

Ganum stated he received a couple new section of the new Master Plan but is still waiting on more. He will upload the information to the Google drive for the board to review. Attorney Senica advised the board not to discuss any information over emails to avoid the possibility of deliberation outside of a meeting. Ganum stated that staff can send out information, but instead of replying to all, any questions or comments should go to him. He then can collaborate all comments/questions from the board and send them out to all board members.

ADJOURNMENT

Motion by Member Herrman, seconded by Member Woerdehoff, to adjourn the meeting at 7:35 p.m., **motion carried unanimously.**

Tom Woerdehoff, Secretary

Allyson Holm, City Clerk/Recording Secretary