

**CITY OF BRIDGMAN  
PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 15, 2018  
7:00 PM**

The regular meeting of the Bridgman City Planning Commission was held February 15, 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, Mark Hurray, Richard Kading, Eugene Herrman, Tom Woerdehoff, Kevin Nitz, Dorothea Crocker

**MEMBERS ABSENT:** None

**STAFF PRESENT:** City Manager Ganum, City Clerk Holm

Pledge of Allegiance was led by the board.

**APPROVE/AMEND AGENDA:**

**Motion** by Member Herrman, seconded by Member Woerdehoff to approve the agenda for February 15, 2018 as presented, **motion carried unanimously.**

**APPROVE MINUTES:**

**Motion** by Member Herrman, seconded by Member Crocker to approve the January 18 ,2018 minutes as presented, **motion carried unanimously.**

**HEARING OF CITIZENS:**

No one wished to be heard.

**PUBLIC HEARING:**

**Motion** by Member Herrman, seconded by Member Nitz to adjourn and open the public hearing at 7:05 p.m., **motion carried unanimously.**

**Purpose of the public hearing**

**The City of Bridgman proposes to amend Section 5.03, General Standards, and Section 7.02, Accessory Uses, Buildings and Structures of the Zoning Ordinance.**

**Presentation by the petitioner**

Ganum stated the city is taking the initiative to make changes to the Zoning Ordinance and is here to address the two sections. Recreational vehicles have been discussed for some time now. The current ordinance prohibits parking in the front yard and it hasn't been enforced. The city should either start enforcing the ordinance or make a change to it. The Planning Commission concluded to allow parking in the front yard and what is presented tonight is what will be brought to council.

Ganum went over section 7.02 and the proposed changes that would loosen the restriction on accessory buildings. Ganum is recommending changing the wording to all floors instead of both floors. He briefly

went over the applicant that went before the ZBA to build an accessory building on the almost 3 acre parcel. The ZBA denied his variance because it didn't fit the hardship test. These changes presented would loosen the standards a bit.

**Public Comments**

No one wished to be heard.

**Correspondence**

No correspondence was received.

**Close the public comments session**

**Motion** by Member Herrman, seconded by Member Woerdehoff to close the public session/hearing at 7:16 p.m., **motion carried unanimously.**

**Session for commission to ask questions and address the chair on the petition**

The board discussed the proposed changes in front of them tonight. It was discussed on allowing only one recreational unit in in the driveway and the timeframe when friends or family visit and what they are allowed to have in the 72 hour window. The board discussed making a change under 5.03 B(5)d to add the words "*and friends*" to family members. The definition for recreational unit should be added to the Zoning Ordinance as well. The board discussed accessory buildings and change the wording to state habitable floors under Section 7.02 E(1) instead of all floors.

**NEW BUSINESS:**

**Consideration of amending Section 5.03, General Standards, and Section 7.02, Accessory Uses, Buildings and Structures of the City of Bridgman Zoning Ordinance**

**Motion** by Member Herrman, seconded by Member Kading to recommend to the city council the proposed changes to the Zoning Ordinance under Section 5.03 General Standards, and Section 7.02 Accessory Uses, Buildings and Structures as presented with the following changes: Under 5.03 B(5)d add the words *and friends* after family members, and under Section 7.02 E(1) strike the words *all floors* and replace with *habitable floors*, **motion carried unanimously.**

**UNFINISHED BUSINESS:**

No unfinished business was discussed.

**STAFF UPDATE**

Ganum has not heard from LIAA since last month and does not have any additional information to pass on to the Planning Commission as far as the Master Plan goes. The Monogram is making great progress, especially in the old telephone building. There has been activity again at the corner of Lake Street and Church Street for the patent attorney with the contractor being back on the job. Ganum briefed the board on a state program called Redevelopment Ready which is all about being prepared for developers coming to communities. CGA Director Calli Berg just attended this training. The Coast to Coast building is progressing slowly. The Lake Street Antiques business is no longer, and the owners of the building are

trying to find a tenant to benefit the community. Building Inspector Rogien sent a letter to Dominion stating his 2014 Site Plans have expired and would have to come back to the Planning Commission if he decides to build on the old Speedway site. The old sign is in disrepair and Rogien can order an analysis to be evaluated.

### **ADJOURNMENT**

**Motion** by Member Herrman, seconded by Member Hurray, to adjourn the meeting at 7:47 p.m., **motion carried unanimously.**

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Tom Woerdehoff, Secretary

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Allyson Holm, City Clerk/Recording Secretary