

**BRIDGMAN CITY COUNCIL  
WORKSHOP MEETING  
MARCH 5, 2018  
6:30 PM**

The workshop meeting of the Bridgman City Council was held on March 5, 2018 at Bridgman City Hall, 9765 Maple Street, Bridgman, Michigan and called to order by Mayor Anderson at 6:30 p.m.

**COUNCIL PRESENT:** Robert Liskey, Georgia Gipson, Vince Rose, Hannah Anderson, Jim Catania, Rick Fuller, Ken High

**COUNCIL ABSENT:** None

**STAFF PRESENT:** City Manager Ganum, City Clerk Holm, Attorney Senica, Police Chief Unruh, Treasurer Lambrix, Water/Sewer Superintendent Kading

Pledge of Allegiance was led by council.

**HEARING OF CITIZENS:**

- Gretchen Evans, Director of the Bridgman Public Library, talked about a new service the library offers. Hoopla allows you access to movies, music, and books by streaming or downloading to your phone, tablet, or computer for free with your library card.
- Christina Zilke, lives on Red Arrow Hwy, asked the council to grandfather in the aerobics class that is held three days a week at the Weko Beach House at no charge. She said it is a great benefit to the entire community.
- Four (4) City of Bridgman residents spoke in favor of keeping the boat ramp.
- One (1) Lake Township resident spoke in favor of keeping the boat ramp.
- One (1) Baroda Township resident spoke in favor of keeping the boat ramp.
- Rich Lenardson, 7499 Thorton Drive, is a township resident, but a City taxpayer as well. He owns TowBoat US here in Bridgman. He offered to donate his time to build a new boat ramp at no charge. The city would just need to pay for the materials which will cost \$8,063.40 for the steel and welding. After the ramp is built he will then deliver it to the beach. He said this new ramp would be more robust than the current one and should last 20-30 years. It will be built in smaller sections so if one section needs to be replaced, it wouldn't cost as much to repair.

**APPROVE/AMEND THE AGENDA:**

**Motion** by Council Member Catania, supported by Council Member Rose to approve the agenda for March 5, 2018 as presented, **motion carried unanimously.**

**ACTION ITEMS:**

**Motion** by Council Member Gipson, seconded by Council Member Fuller to approve the February 19, 2018 regular meeting minutes, **motion carried unanimously.**

**Motion** by Council Member Rose, seconded by Council Member Catania to approve the bills in the amount of \$44,416.97, **motion carried unanimously.**

## WORKSHOP DISCUSSION ITEMS:

### **Weko Beach Boat Ramp**

Mayor Anderson gave a background for this discussion tonight on the boat ramp. In 2016 the city experienced severe erosion to the beach and the boat ramp. As a result, the staff met with the engineer and it was in their opinion that it wasn't going to get washed away. In the fall of 2016 Kading found a better more robust ramp and got an estimate of \$40,000 to build. In early spring of 2017, staff pitched to better the boat ramp and questions were asked by council on what the costs and revenues were. On average, the city subsidizes \$6,000 yearly for the boat ramp and discussion was had on possibly removing it. In January 2018 an article was put into the Community Buzz asking to hear input from the city and township residents. The goal is not to eliminate the boat ramp, but how to better maintain it.

Ganum gave a power point presentation that was part of the council packet. The information shows the costs and revenues of the boat ramp. Pictures were included showing the history of the boat ramp and plans of building a new one.

Mayor Anderson went through the three (3) policy questions:

1. Should we keep or eliminate the boat ramp?
2. Operational changes more self-sufficient.
3. Is there a huge issue if we shorten the Season? May-September.

The consensus of the council is to keep the boat ramp. Rich Lenardson offered to construct a new boat ramp if the city pays for the materials. The fee structure and length of season should be evaluated. Mayor Anderson recommended establishing an ad hoc committee to evaluate this information. The committee should be formed with Council Member Rose, Ganum, Kading, one Lake Township representative, and a couple of boaters in the community. Rich Lenardson and Dave Knowlton offered to be a part of the committee.

Attorney Senica commented on the liability of the boat ramp and the need to make it safer and have adequate signage. A set of rules should be handed out and signed by the boaters.

### **Proposed amendments to Section 5.03, Parking, General Standards, and Section 7.02, Accessory Uses, Buildings and Structures of the Zoning Ordinance.**

Ganum went through a summary of the proposed changes to Section 5.03. Currently the Zoning Ordinance prohibits recreational vehicles in the front yard and the city is not enforcing it. Last year Chief Unruh gave a presentation on current RV's parked in front yards. There have only been two (2) complaints that have come in. The council asked the Planning Commission to look at the ordinance and come back with a recommendation. The Planning Commission concluded that recreational units should be allowed in the front yard year-round with some restrictions. It was the consensus of the council to move forward and have it this ready for a first reading at the next council meeting.

Ganum went through a summary of the proposed changes to Section 7.02. Last year a homeowner applied for a variance and was denied by the Zoning Board of Appeals. The applicant stated he had a much larger parcel in the city and should be allowed to build a larger accessory building. The ZBA thought this was a valid argument. The Planning Commission recommended a change from 1200 total square feet to no more than 1.5 times the footage of the home. The ordinance still states you cannot build more than 18 ft high and no more than 35% of the coverage. The council was in a consensus to move this forward and have it ready for a first reading at the next council meeting.

### HEARING OF CITIZENS:

- Judy Huff, 9887 Weko Dr. is in support of not being charged for the aerobics class at Weko beach and feels it is unique to the city.
- Bryon Granke, 10013 Church St. talked about the boat ramp and Berrien County emergency using the ramp. He talked about the short-term rentals and a couple houses on Church St. and Lake St. that are renting out for less than six months. He also talked about the general fund and charging the residents for trash which he is against.

### COUNCIL COMMENTS:

- Council talked about charging the aerobics class for the use of the Weko Beach house. At a previous meeting, the council made an adjustment to the fee schedule to accommodate the use for the first hour in the morning which ends up being less than \$2 per person for people attending the class. Attorney Senica stated you can make changes in the fee structure, but you shouldn't exclude one group as a matter of law.

### ADJOURNMENT

**Motion** by Council Member Catania, seconded by Council Member Gipson to adjourn the meeting at 8:03 p.m., **motion carried unanimously.**

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Hannah Anderson, Mayor

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Allyson Holm, City Clerk