

**CITY OF BRIDGMAN  
PLANNING COMMISSION  
REGULAR MEETING  
MAY 18, 2017  
7:00 PM**

The regular meeting of the Bridgman City Planning Commission was held on May 18, 2017 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, Kevin Nitz, Tom Woerdehoff, Mark Hurray, Dorothea Crocker

**MEMBERS ABSENT:** None

**STAFF PRESENT:** City Manager Ganum, City Clerk Holm, Attorney Senica, Building Inspector Rogien

**OTHERS PRESENT:** Harry Burkholder, Executive Director LIAA, Kendall Gilbert, Community Planner LIAA

Pledge of Allegiance was led by the board.

**APPROVE/AMEND AGENDA:**

**Ganum** made a request that the Planning for Resilient Communities program be moved up on the agenda so Harry Burkholder, Executive Director with LIAA could do his presentation in the beginning of the meeting.

**Motion** by Chair Parsons to approve the agenda for May 18, 2017 as presented with the change as requested, **motion carried unanimously.**

**APPROVE MINUTES:**

**Motion** by Member Herrman, seconded by Member Nitz to approve the April 20, 2017 minutes as presented, **motion carried unanimously.**

**HEARING OF CITIZENS:**

No one wished to be heard.

**PRESENTATION:**

**Planning for Resilient Communities program**

Harry Burkholder, Executive Director for LIAA, presented *Planning for Resilient Communities* to the board. LIAA is located in Traverse City and started up in the early 1990's. The last four years he has been working on the Resilient Communities program in other coastal communities including St. Joseph, Holland, Grand Haven, and Ludington. The funding for this program is coming from the Coastal Zone Management which is part of the MDEQ. There would be no cost to the city to participate in this program. The LIAA in part with the University of Michigan and Michigan Tech, will create a new Master Plan for the City. It will include additional plans of how to deal with the unforeseen challenges that might happen down the road such as changes in the climate, increase or decrease in precipitation, flooding, or beach erosion. The project will need to be completed by December 2017.

**Ganum** introduced Alex Jakubic, new owner of the vacant property across the street from City Hall. Alex explained what he wants to build along with a picture of how it would look. With the current Zoning Ordinance, he would need to go to the Zoning Board of Appeals for two variances, one for minimum square footage of the house and one for reduction in setbacks. With the new Zoning Ordinance that will be adopted soon, he will no longer need to request any variances.

#### **NEW BUSINESS:**

##### **Election of Vice-Chairperson**

Member Crocker nominated Member Hurray to be Vice-Chairperson. Member Woerdehoff asked Member Herrman if he would be interested in that position.

**Motion** by Member Crocker, seconded Member Kading to appoint Mark Hurray as Vice-Chairperson, **motion carried unanimously.**

#### **UNFINISHED BUSINESS:**

##### **ZONING ORDINANCE REWRITE – Schedule a public hearing pursuant to the Michigan Zoning Enabling Act**

Member Herrman pointed out when you go to Section 5.07 in the draft Zoning Ordinance; it needs to reference Section 5.12. Right now there is a broken link.

**Motion** by Member Nitz, seconded by Member Woerdehoff to change the height requirement in **Section 2.09** *Parking within the front yard shall be screened from view with a four foot (4') fence* to now read ***parking within the front yard shall be screened from view with a three foot (3') fence***, **motion carried unanimously.**

**Motion** by Member Herrman, seconded by Member Nitz to change **Section 5.03 I** *Parking lots shall be of concrete, asphalt or pervious paving* to include the words ***properly maintain*** in that language, **motion carried unanimously.**

**Motion** by Member Herrman, seconded by Member Hurray to eliminate **Section 5.05 C** *High level of Pedestrian Traffic* in its entirety, **motion carried unanimously.**

**Motion** by Member Herrman, seconded by Member Hurray to change the distance in **Section 5.09 D (1)** *Minimum of one (1) canopy tree of at least 2.5 inches caliper for every ten (10) linear feet of buffer* to now read ***minimum of (1) canopy tree of at least 2.5 inches caliper for every twenty (20) linear feet of buffer***, **motion carried unanimously.**

**Motion** by Chair Parsons, seconded by Herrman to eliminate the words short-term in **Section 5.11 H** *Short-term bicycle parking facilities are subject to and shall meet all of the following requirements* to now read as ***Bicycle parking facilities are subject to and shall meet all of the following requirements***, **motion carried unanimously.**

Member Herrman suggested including a picture in **Section 7.17 Fences (C)** to allow for more clarification.

**Motion** by Member Herrman, seconded by Member Crocker to *incorporate Section 7.26 into 7.14*, **motion carried unanimously.**

**Motion** by Member Crocker, seconded by Member Woerdehoff to accept the Draft Zoning Ordinance as presented with the changes listed above, **motion carried unanimously.**

**Motion** by Member Crocker, seconded by Member Woerdehoff to set the public hearing for the Zoning Ordinance Rewrite for June 14, 2017 at 7:00 p.m., **motion carried unanimously.**

**STAFF UPDATE:**

**Corridor Improvement Authority – Lake Street walking tour**

Ganum updated the board on the recent Lake Street walking tour that he went on with the CIA. The CIA is looking at purchasing bike racks and benches for downtown. He will keep the board abreast of what's going on.

**ADJOURNMENT**

**Motion** by Member Herrman, seconded by Member Woerdehoff, to adjourn the meeting at 9:06 p.m., **motion carried unanimously.**

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Tom Woerdehoff, Secretary

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Allyson Holm, City Clerk/Recording Secretary