

**CITY OF BRIDGMAN
PLANNING COMMISSION
PUBLIC HEARING FOR PROPOSED ZONING ORDINANCE
JUNE 14, 2017
7:00 PM**

The special meeting of the Bridgman City Planning Commission was held on June 14, 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, Building Inspector Rogien

OTHERS PRESENT: Lynee Wells, Planning Consultant with Williams and Works

Pledge of Allegiance was led by the board.

ADJOURNMENT TO PUBLIC HEARING:

The purpose of the public hearing is the City of Bridgman proposes to adopt a new Zoning Ordinance to ensure that the City's growth and built environment reflect the vision expressed in Bridgman's Master Plan.

Motion by Member Crocker, seconded by Member Woerdehoff to adjourn the meeting to go into the public hearing at 7:01 p.m., **motion carried unanimously.**

PRESENTATION BY THE PETITIONER:

Lynee Wells explained the process of re-writing the Zoning Ordinance. It has taken approximately 16 months to outline the vision of the Master Plan into this new Hybrid Zoning Ordinance. This was accomplished by the hard work and dedication from members of the city council, planning commission, zoning board of appeals, and members of the community. The new Zoning Ordinance will shape the form and realm of the city with maintaining the surrounding neighborhoods. It will include detailed information regarding standards, regulations, procedures of approval, Special Land Use and re-zoning to name a few. An informal presentation was held at 5:30 p.m. before the Public Hearing to go through the changes in detail and answer questions the public might have.

PUBLIC COMMENTS:

- Resident wanted to compliment all the work in preparing this new document. He is strongly opposed to changing the short-term rental minimum to 2 months instead of leaving it at 6 months.
- Resident asked why the meeting was set on this day and time when there is a school meeting going on at the same time which does not allow the teachers to attend.
- Karin Chappell stated she submitted a letter in opposition to changing the short-term rental minimum to 2 months instead of leaving it at 6 months.

CORRESPONDENCE:

Chair Parsons stated that there were 5 pieces of correspondence that came in opposing the change to the short-term rental minimum to 2 months instead of leaving it at 6 months. He asked that the correspondence be attached to the minutes.

CLOSE THE PUBLIC COMMENTS SESSION:

Motion by Member Crocker, seconded by Member Nitz to close the public comments session at 7:05 p.m., **motion carried unanimously.**

SESSION FOR COMMISSION TO ASK QUESTIONS AND ADDRESS THE CHAIR ON THE PETITION:

No questions or comments were had.

NEW BUSINESS:

To consider adoption of a resolution which recommends approval of the proposed City of Bridgman Zoning Ordinance.

Motion by Member Crocker, seconded Member Woerdehoff to adopt the resolution to recommend approval of the proposed City of Bridgman Zoning Ordinance with the following change, *to reverse the short-term rental minimum from 2 months back to 6 months,*

Roll Call:

Yeas: Woerdehoff, Nitz, Parsons, Hurray, Crocker

Nays: Kading, Herrman

Absent: None

Motion carried.

Manager Ganum wanted to thank the Planning Commission and the Zoning Ordinance re-write committee for their hard work. He has enjoyed the process which led to a very useful, much more enhanced Zoning Ordinance that we will have in place soon.

Member Crocker left at 7:08 p.m.

Lynne Wells stated that she will make the change in the Zoning Ordinance under the definition of family to revert back to the 6 months minimum that was changed by a 5-2 vote in favor of the change.

UNFINISHED BUSINESS:

Manager Ganum reminded the board that there will not be a regular Planning Commission meeting tomorrow. It has been changed to next Thursday with Harry Burkholder from LIAA coming down to start the Master Plan process.

ADJOURNMENT

Motion by Member Nitz, seconded by Member Woerdehoff, to adjourn the meeting at 7:10 p.m.,
motion carried unanimously.

Tom Woerdehoff, Secretary

Allyson Holm, City Clerk/Recording Secretary