

**CITY OF BRIDGMAN
PLANNING COMMISSION
REGULAR MEETING
June 18, 2020
2:00 PM**

The regular meeting of the Bridgman City Planning Commission was held June 18, 2020 at Bridgman City Hall, 9765 Maple Street, Bridgman, MI 49106 and was called to order by Chair Parsons at 2:00 p.m.

MEMBERS PRESENT: Steve Parsons, Richard Kading, Dorothea Crocker, John Truesdell, Eugene Herrman, Mark Hurray, Tom Woerdehoff

MEMBERS ABSENT: None

STAFF PRESENT: City Manager Ganum, City Clerk Holm, Building Official Mattner

Pledge of Allegiance was led by the board.

APPROVE/AMEND AGENDA:

Motion by Member Herrman, seconded by Member Woerdehoff to approve the agenda for June 18, 2020 as presented, **motion carried unanimously.**

APPROVE MINUTES:

Motion by Member Hurray, seconded by Member Crocker to approve the May 21, 2020 minutes as presented, **motion carried unanimously.**

HEARING OF CITIZENS:

- Lou Dominion – Explained his piece of property next to McDonald’s and the new Chevy dealership he is going to build there. He would like to keep the tall old pole sign to put a Chevy or Dominion sign on it. He would also put an arch or something underneath that would say “Welcome to Bridgman” or something similar. He showed the board the preliminary site plan and would like to start building as soon as possible. The board discussed the preliminary plan and the tall pole sign.
- George Lepeniotis – He owns the property on the east side of Red Arrow north of Dominion’s site. He has a new tenant looking into building a new gas station on that property. He explained the proposed gas station and piece of property it will be built on.

NEW BUSINESS:

Zoning Ordinance amendment – introduction of draft language for Interstate Gateway District

Ganum went through the introduction of draft language for the Interstate Gateway District and showed the map of the parcels that are proposed to be part of this new district. Creating a new zoning district will help facilitate new development near the interstate. Some of the areas that need to be modified in this district is signage, parking, and the buffer strip. Ganum and Mattner went through the information in the packet and the board discussed at length. Some of the changes they would like to see are as follows:

- Add “Greenbelt” to the definitions
- Change the wording “Immobile” to “Inoperable”
- Add “queuing” to the definitions
- Change “Article IX” to “Article XI” in Section 8.12
- Add “Corrugated Steel” to the definitions
- Remove West Woods from the new zoning district
- Discussed building materials and construction requirements.
- Ganum and Mattner will come up with language for facades the face right-a-ways and have a table of facades that face the streets.

After further discussion, the board decided to come back in a week or two to view the changes that are going to be made.

UNFINISHED BUSINESS:

- None

STAFF UPDATE:

Ganum updated the board on recent activity. Transient poured their patio area and applied for additional seating area. Chase bank is moving out but has moved the date back to November. Sunset Tool is being sold. Marty Mason is going to lease the corner building at Lake Street and Red Arrow Highway to a tenant that is going to put in a restaurant. The building next to Cassidy’s is still for sale.

ADJOURNMENT:

Motion by Member Woerdehoff, seconded by Member Herrman, to adjourn the meeting at 4:05 pm, **motion carried unanimously.**

Tom Woerdehoff, Secretary

Allyson Holm, City Clerk/Recording Secretary