

**CITY OF BRIDGMAN
PLANNING COMMISSION
REGULAR MEETING
JUNE 22, 2017
7:00 PM**

The regular meeting of the Bridgman City Planning Commission was held on June 22, 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, Tom Woerdehoff, Mark Hurray, Dorothea Crocker

MEMBERS ABSENT: Kevin Nitz

STAFF PRESENT: Assistant City Manager Kading, City Clerk Holm, Building Inspector Rogien

OTHERS PRESENT: Harry Burkholder, Executive Director LIAA, Kendall Gilbert, Community Planner LIAA, Dr. Richard Norton, Professor and Chair of Urban and Regional Planning Program with the University of Michigan Alfred Taubman College of Architecture and Urban Planning, Zach Rable, Research Associate

Pledge of Allegiance was led by the board.

APPROVE/AMEND AGENDA:

Motion by Member Hurray, seconded by Member Herrman to approve the agenda for June 22, 2017 as presented, **motion carried unanimously.**

APPROVE MINUTES:

Motion by Member Woerdehoff, seconded by Member Hurray to approve the May 18, 2017 minutes as presented, **motion carried unanimously.**

Motion by Member Woerdehoff, seconded by Member Hurray to approve the June 14, 2017 minutes as presented, **motion carried unanimously.**

HEARING OF CITIZENS:

Chair Parsons stated this was not on the agenda, but should have been. He asked if anyone had anything to say. No one wish to be heard.

NEW BUSINESS:

Launch of master planning process – presentation by Land Information Access Association and the University of Michigan Alfred Taubman College of Architecture and Urban Planning.

Harry Burkholder started the official kickoff for the master plan by introducing Dr. Norton and Zac Rable from the University of Michigan. They will be obtaining data and presenting information to assist in the master plan process.

Dr. Norton explained that Michigan has the second largest coastline in the United States with Alaska being the largest. He explained the background of the Great Lakes Coastal Dynamics.

- The lake levels will rise and fall over time.
- There are coastal hazards associated with this such as flooding and erosion.
- There is a process called scenario based planning that looks at climate futures.
- They recently assisted Grand Haven with updating their Master Plan and showed an example of some of the data that was incorporated into it.
- There is still more data that needs to be collected to have a more detailed analysis for Bridgman.
- The timeframe for completing the master plan is as follows:
 - June – August 2017: Community meetings, data collection, complete analysis
 - September – October 2017: Presentation of findings, draft master plan
 - November – December 2017: Formal review and adoption of master plan.

Burkholder explained the process of working on the new master plan will be building off the current one that was just adopted in 2014. The first step is going through the current master plan to see what is working, and areas not being used. He then walked the board through the goals and action strategies in the current master plan and asked for feedback on each item. Burkholder read each goal aloud and the Planning Commission's response is after each item in ***bold italics***.

Goal 1 – Land Use and Community Economic Development

Promote sound, orderly and newly expanded residential, commercial and industrial development; construction and/or renovations using “green” building concepts in convenient, logical and attractive locations consistent with the consolidated Greater Bridgman Community City and Township Master Plan Future Land Use Map. This goal will be accomplished while maintaining the progressive small town atmosphere and protecting the natural resources of the area through appropriate development controls in environmentally sensitive areas within the Greater Bridgman Community.

This is currently being done with new breweries, and Hoof-to-Hanger opening in town.

Action 1.1 –Facilitate population growth resulting in a community population approximating 5,700 residents by 2040.

The number that was derived was based on approximating population grown from looking at past growth and estimating a percentage to project the population in 2040.

Action 1.2 – Expand employment opportunities offering residents job opportunities and career advancement located within the local community and surrounding regional commutable job centers by identifying a role and participation in State of Michigan, regional economic and county development efforts to assure consideration of the Greater Bridgman Community as a place for new business location.

This action is still pretty valid.

Goal 2 – Interchange and Transportation

Construct a coordinated and updated street network in conformance with the consolidated Greater Bridgman Community City and Township Master Plan Future Land Use Map which considers future transportation and economic development trends and improvements required in anticipation of future development while also maintaining a healthy, viable and active community for residents, visitors and businesses.

The board is not real sure where the city currently stands on plans for repaving streets. There used to be more funding for streets than there currently is now. Donna and Vista Dr. are going to be redone next year through a bond.

Action 2.1 – Complete street/road improvements necessary to incent new and redevelopment opportunities.

Those actions are still valid, but at a slower pace. Red Arrow Highway within the city limits was recently re-paved, along with Pine St.

Action 2.2 – Complete streetscaping and landscaping improvements to upgrade visual appearance of rights-of-way.

This is more general, not a specific list.

Goal 3 – Recreation and Tourism

Maintain and expand public recreation opportunities plus assist privately sponsored recreation and tourism development achieving a community-wide parks and recreation system ensuring the social and recreational needs and desires of community residents and visitors are fulfilled.

Action 3.1 – Finalize development of the “Lake2Grapes” moniker into a visitor attraction brand statement for use by county and regional tourist promotion programs.

This is probably the one that has taken off the largest and has been achieved.

Action 3.2 – Maintain current green infrastructure adding additional green space with connectivity provided by a community walk/trailway system interconnected with applicable regional intercommunity trailways by participation in county and regional intra & inter-county trailway planning to offer trail connectivity between the central business district and outlying population centers.

This is ongoing; the CGA was able to obtain a contract with trail towns. There has been some discussion on bike trails from Bridgman to Warren Dunes.

Action 3.3 – Continue ongoing sequencing of maintenance/rehabilitation projects and additional park improvements as recommended within individual park maintenance and “future” plans.

This is currently ongoing.

Goal 4 – Neighborhood and Housing Development

Assist in the provision of a wide diversity of quality homes for residents meeting appearance standards of the community in well-maintained logical residential neighborhoods located throughout the Greater Bridgman Community.

The new Zoning Ordinance backs this up with a broader range of homes allowing a wide diversity of homes which can be built. It is also a form based code in portions of the downtown area. The new Zoning Ordinance has pictures of what you can and can't do making it easier to understand.

Action 4.1 – Participate in community-wide efforts to promote new housing opportunities including redevelopment opportunities within downtown and other locations.

The Monogram Center at the corner of Lake St. and Red Arrow is a good example.

Goal 5 – Green Community Development

Integrate green community neighborhood development standards (as being formulated by the Not-For-Profit U.S. Green Building Council) into the Greater Bridgman Community City pre and post development regulations and policies.

With the new Zoning Ordinances, it definitely is going in that direction with green in mind.

Action 5.1 – Provide citizen educational opportunities for “green” community development management.

The board is unsure if anything has been done with this.

Goal 6 – Governmental Administration and Cooperation

Continue communication and cooperation with local governments within the Greater Bridgman Community concerning joint solutions to common problems and opportunities of mutual interest to

benefit the daily administration of government affairs and community economic development responsibilities of local government.

The Zoning Re-write Committee had representatives from Lake Charter Township. The city and township also have 5th Monday meetings a couple times a year where common problems can be discussed and solutions found.

Action 6.1 – Organize a citizen based communitywide study group to examine governmental service needs, revenue requirements and financial means necessary to retain future fiscal sustainability.

This has not been created, but re-writing the Zoning Ordinance included business owners, citizens, and Lake Township residents.

Action 6.2 – Grow civic participation and involvement assuring the development of succession community leadership through involvement of an ever larger number of community residents in civic and governmental activities.

The new Zoning Ordinance speaks to this point.

Action 6.3 – Create a middle & high school leadership council offering students opportunities to participate on social, fraternal and government governing and advisory bodies as a means of educating youth in community leadership.

This has not been done, but the board would like to see this accomplished.

Burkholder asked the board if there is anything they would like to see go into this new master plan that was not done in the last one.

- To have the Parks and Recreation Plan rolled into the new Master Plan as it was done last time.
- Project something in the future for the youths. Currently there are breweries coming into town, but there is not of places for the youths to go, and things for them to do.
- Have lighting down Lake St. to the beach, like the streetscape downtown on Lake St. It is currently very dark if you would want to walk to the beach in the evening.

UNFINISHED BUSINESS:

No unfinished business.

ADJOURNMENT

Motion by Member Herrman, seconded by Member Woerdehoff, to adjourn the meeting at 8:05 p.m., **motion carried unanimously.**

Tom Woerdehoff, Secretary

Allyson Holm, City Clerk/Recording Secretary