

**CITY OF BRIDGMAN
PLANNING COMMISSION
SPECIAL MEETING
July 2, 2020
2:00 PM**

The special meeting of the Bridgman City Planning Commission was held July 2, 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, Attorney Senica

Pledge of Allegiance was led by the board.

APPROVE/AMEND AGENDA:

Motion by Member Crocker, seconded by Member Woerdehoff to approve the agenda for July 2, 2020 as presented, **motion carried unanimously.**

APPROVE MINUTES:

Motion by Member Herrman, seconded by Member Hurray to approve the June 18, 2020 minutes with the following changes:

- Strike “preliminary” and replace with “conceptual”
- Strike “steel” and replace with “metal”
- Reverse the order of Articles in Section 8.12 to read “Article XI to Article IX”

motion carried unanimously.

HEARING OF CITIZENS:

- No one was present in audience

NEW BUSINESS:

- No new business

UNFINISHED BUSINESS:

Zoning Ordinance amendment – continue discussion of draft language for the creation of a new Interstate Gateway District, including signage, parking and building material regulations.

Mattner went through the action items included in the packet:

1. 2.15 – Discuss current wording of Interstate Gateway Draft
2. Replace Greenbelt throughout with Buffer Zone
 - a. Located in 2.09 – 2 times

- b. Located in 2.10 – 2 times
 - c. Located in 7.19 – 5 times
 - d. Located in Table 2.03 – 1 time
 - e. Located in 8.12 B – 3 times
3. Insert Buffer Zone definition: “A neutral area designed to separate”
 4. 7.19, B – Insert “4. IG – Interstate Gateway”
 5. 7.19, C – Change to “The buffer zone shall be the first 10’ of the frontal property line.”
 6. 7.19, E – change from 10’ width to 9’ width to match our parking standard width.
 7. Remove West Woods from proposed Interstate Gateway District
 8. Bridgman Inn rear parcel (11-56-0019-0126-01-4) is currently in the RS – District. I feel it should be included to the proposed “IG” district to conform with its abutting road frontage parcel.
 9. 8.12 F, 4 – change word “immobile” to read “inoperable to match section 8.12 B, 1
 10. 3.08 D,6 – Insert Corrugated Panel definition: “Sheet of metal with wavy ridges”
 11. Add 8.13 “Standards for Specific Land Uses” Language
 12. 5.10, change wording from “The required number of parking spaces shall not exceed the following, unless per item A below:” to “The minimum number of off-street parking spaces shall be as follows:”
 13. 3.08 – insert “and the Interstate Gateway (IG) District.”
 14. 6.19 – Discuss signage
 15. 7.02 Accessory Structure – Setback Issues

The board discussed the information in the packet at length and Ganum went over the changes in the Sign Ordinance.

- Remove 6.03 F, 5 and insert with new language
- Discussed signs hanging over city right-a-ways. The City can require insurance for those signs.
- Clean up wording in 6.04 G
- Change the word “political” sign to “temporary” sign
- Discussed no signage painted or attached to a motor vehicle. Change to “mounted billboard signs” or “mounted mobile signs”
- Put back into the ordinance – off-premise signs are prohibited
- Better language for temporary signs. Mattner can put stipulations for new businesses under the zoning permits.
- Discussed signage regulations for the IG District
- Discussed building materials and what should be allowed and regulated

Mattner discussed the recently adopted ordinance on accessory buildings and residents having issues trying to build sheds on their property by not meeting setbacks. There are inconsistencies with corner lots and requirements. This needs to be looked over again and cleaned up.

Mattner and Ganum will make the changes that the board recommended and present it at the next meeting.

STAFF UPDATE:

Ganum stated the Community Buzz was postponed this spring so the marijuana survey did not go out. Attorney Senica updated the board on upcoming changes to marijuana in the State. The State is going to start regulating it all the same to create one system. She also explained that some of the marijuana

dispensaries are doing delivery service only and not allowing walk-ins. Something that the board should talk about, but she is not saying that she is recommending it.

ADJOURNMENT:

Motion by Member Herrman, seconded by Member Woerdehoff, to adjourn the meeting at 4:42pm, **motion carried unanimously.**

Tom Woerdehoff, Secretary

Allyson Holm, City Clerk/Recording Secretary