

**CITY OF BRIDGMAN
PLANNING COMMISSION
REGULAR MEETING
JULY 20, 2017
7:00 PM**

The regular meeting of the Bridgman City Planning Commission was held on July 20, 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, Kevin Nitz, Mark Hurray, Dorothea Crocker

MEMBERS ABSENT: None

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

OTHERS PRESENT: Harry Burkholder, Executive Director LIAA, Kendall Gilbert, Community Planner LIAA, Chris Betts, Site Plan Applicant, Marc Williams, Builder for Applicant

Pledge of Allegiance was led by the board.

APPROVE/AMEND AGENDA:

Chair Parson would like to amend the agenda to add in Public Comments after the approval of minutes.

Motion by Member Herrman, seconded by Member Hurray to approve the agenda for July 20, 2017 as amended, **motion carried unanimously.**

APPROVE MINUTES:

Motion by Member Woerdehoff, seconded by Member Crocker to approve the June 22, 2017 minutes as presented, **motion carried unanimously.**

HEARING OF CITIZENS:

No one wish to be heard.

NEW BUSINESS:

Consideration of a site plan submitted by Marc Williams on behalf of Transient Artisan Ales, LLC for a new structure at 4229 Lake Street.

Marc Williams, builder for applicant, stated a site plan was submitted showing the proposed 30' x 60' building Transient would like to put up similar to the newly constructed Hoof-to-Hanger building. This will be a separate building, not attached to the current Transient building.

Chris Betts, applicant, said he is running out of space in the current building, and would like to move the main production equipment to the proposed building. This will help ease congestion. He explained that he is keeping it as a separate building because there is a steep slope currently coming out of the rear of the building. Functionally this would work better for him, and it will also be easier for the delivery trucks and hauling grains having the building closer to Legion Street. There will be two parking spaces in front

of the garage for the delivery trucks. The parking area and alongside the building will be paved all the way to Legion Street.

Ganum stated this application was submitted under the old Zoning Ordinance, so the Planning Commission will have review this application accordingly. When an applicant applies, it is what is law at the time of the submitted application. The city attorney has given this same opinion in writing. The repealer in the new Zoning Ordinance is standard language used.

The board discussed the parking issue Member Herrman brought up under the old ordinance. There is plenty available parking surrounding the building and there is a municipal parking area on the corner next to the Chinese Restaurant on the corner of Mathieu and Legion Street. A variance could be requested of the applicant, but do to the fact the city is on the cusp of the new Zoning Ordinance and there would be no parking issue under it, the parking issue would then become a moot point. This is something to consider.

Motion by Member Herrman, seconded by Member Kading to approve the preliminary site plan for Transient Ales LLC as presented, with the idea in mind that we are on the cusp of the new Zoning Ordinance, that the parking issue gets over-looked, because it now become a moot point having the municipal parking lot on the corner of Mathieu and Legion Street, **motion carried unanimously.**

UNFINISHED BUSINESS:

Master Plan – Meeting #2. Vulnerability Assessment presentation by Land Information Access Association.

Harry Burkholder went through the preliminary Vulnerability Assessment information that he passed out. (See attached) The formula being used is Vulnerability + Potential Exposure = Sensitivity. The polled data in the mapping is by a census block level and census block group level. The maps show the sensitivity areas, and exposure assessments. Gathering this data helps show where there might need to be more trees planted to create more tree canopies or possibly cooling centers. The board discussed the data and feels that the Toth Park area is very bare and vulnerable to excessive heat. More seating and shade areas should be placed there. A suggestion was made to create a map to include with the current data that shows homestead vs. non-homestead properties.

Member Herrman left at 7:45 p.m.

Burkholder then went over the next steps for the public engagement process of the Master Plan. There will be a minimum of three public meetings. The first half hour there will be a speaker giving information to the public on different topics. It will then be followed by questions and answers from the public and a chance to give input on what they would like to see in Bridgman.

Kendall Gilbert showed the project website that will be available to the public. This will allow people to stay afloat in-between meetings, and will have detailed information about this project including a timeline for completing the Master Plan.

Ganum stated the flyer will be shared on the Weko Beach Facebook page, Bridgman Police Department Facebook page, through the CGA, and be placed on the City's website.

ADJOURNMENT

Motion by Member Woerdehoff, seconded by Member Nitz, to adjourn the meeting at 8:30 p.m.,
motion carried unanimously.

Tom Woerdehoff, Secretary

Allyson Holm, City Clerk/Recording Secretary