

**CITY OF BRIDGMAN
PLANNING COMMISSION
SPECIAL MEETING
August 6, 2020
2:00 PM**

The special meeting of the Bridgman City Planning Commission was held August 6, 2020 remotely by means of electronic conferencing and 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 Woerdehoff, seconded by Member Herrman to approve the agenda for August 6, 2020 as presented, **motion carried unanimously.**

Roll Call Vote:

Yeas: Truesdell, Woerdehoff, Parsons, Hurray, Herrman

Nays: None

Absent from Vote: Kading, Crocker

Motion carried.

APPROVE MINUTES:

Motion by Member Woerdehoff, seconded by Member Truesdell to approve the July 2, 2020 minutes with the following change:

- “steal” is misspelled. Correct to read “steel”

Roll Call Vote:

Yeas: Woerdehoff, Parsons, Hurray, Herrman, Truesdell

Nays: None

Absent from Vote: Kading, Crocker

Motion carried.

HEARING OF CITIZENS:

- Mike Bingen, Attorney for KG Petroleum LLC – Has concerns with the proposed Zoning Ordinance amendments undermining the Master Plan and the Zoning Ordinance that was drafted a few years ago. He briefly went over the letter he sent to the Planning Commission with his concerns.
- George Lepenoitis, Bridgman resident – Addressed the Attorney from Kalamazoo. He stated that Bridgman does not lack in any way in green space or environmental areas. Bridgman has a unique stretch of land off I-94 and the new district will draw people off the interstate. Do not allow fear mongering from this Attorney to not do this. Bingen is clearly the attorney that represents the BP station and is asking on behalf of his client to not build there.

Members Kading and Crocker wanted to let everyone know they have been present the whole time in this meeting.

UNFINISHED BUSINESS:

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

Ganum shared the packet online that was distributed. Brad has been diligently working on this packet for some time. This is the third meeting discussing the changes and the creation of the new Zoning District.

Mattner went through the most recent changes with the board and asked for discussion or changes they would like to make. The board discussed the changes at length and the additional changes they wanted made from this draft were the following:

- **Section 2.09 – Landscaping** – *Replace the word “strip” with “zone”*
- **Section 6.03 A. (1)** – The third sentence should read *“written or graphic copy”* just as the final sentence in A. (1)
- Discussed Section 7.02 at length and what the setback should be. Instead of 5 ft, maybe 4 ft or 3 ft.

Motion by Member Herrman to change the setback in Section 7.02 from five (5) feet to three (3) feet, No second but discussion pursued,

Motion by Member Herrman, seconded by Member Woerdehoff to amend the previous motion to change the setback in Section 7.02 from five (5) feet to four (4) feet,

Roll Call:

Yeas: Woerdehoff, Parsons, Kading, Herrman

Nays: Truesdell, Crocker, Hurray

Motion carried.

NEW BUSINESS:

Schedule a Public Hearing for the Zoning Ordinance Amendment(s)

Motion by Member Crocker, seconded by Member Truesdell to set the public hearing for Thursday, September 3, 2020 at 6:30 p.m.,

Roll Call:

Yeas: Parsons, Hurray, Kading, Herrman, Truesdell, Crocker, Woerdehoff

Nays: None

Motion carried.

- Member Truesdell inquired about the Marijuana survey going out in the upcoming Bridgman Buzz. Ganum recommended postponing the survey since the council is wanting to do a survey on garbage and recycling in the upcoming buzz.

- Ganum stated he received a call from someone interested in doing a Hemp Processing facility in Bridgman. Attorney Senica went through the process of someone obtaining a license from the State to do this. She is very comfortable with the scope of zoning. They will also need to have a Site Plan submitted to the City. Ganum and Senica just wanted to give the board a heads up that this was coming down the pipeline.
- Ganum updated the board on the Habitat and Townhouse project.
- Ganum explained to the board the increase in the water bill rates, the price for trash and recycling services, and the survey for the trash and recycling that is going into the upcoming Bridgman Buzz.

ADJOURNMENT:

Motion by Member Herrman, seconded by Member Woerdehoff to adjourn the meeting at 3:39 p.m.

Roll Call:

Yeas: Hurray, Kading, Herrman, Truesdell, Crocker, Woerdehoff, Parsons

Nays: None

Motion carried.

Tom Woerdehoff, Secretary

Allyson Holm, City Clerk/Recording Secretary