

**BRIDGMAN CITY COUNCIL  
REGULAR MEETING  
September 8, 2020  
6:30 PM**

The regular meeting of the Bridgman City Council was held on September 8, 2020 remotely by means of electronic conferencing and called to order by Mayor Rose at 6:30 p.m.

**COUNCIL PRESENT:** Pam Hahaj, Stacy Stine, Jan Trapani, Vince Rose, Rick Fuller, Georgia Gipson, Sarah Buist,

**COUNCIL ABSENT:** None

**STAFF PRESENT:** City Manager Ganum, City Clerk Holm, Attorney Senica, Police Chief Unruh, Parks and Recreation Director Root, Building Official Mattner

Pledge of Allegiance was led by council.

**Mayor Rose** explained the meeting procedure and how the public will be able to comment under the Hearing of Citizens.

**APPROVE/AMEND THE AGENDA:**

**Motion** by Council Member Trapani, seconded by Council Member Buist to approve the agenda for September 8, 2020 as presented,

**Roll Call Vote:**

**Yeas:** Hahaj, Stine, Trapani, Rose, Fuller, Gipson, Buist

**Nays:** None

**Motion carried.**

**HEARING OF CITIZENS:**

- George Lepenoitis – He is in support of the Zoning changes. The Planning Commission has done a thorough and thoughtful job with the proposed changes encouraging responsible businesses in that area. He wanted to address the Attorney for the BP owner. He stated there is motivation behind them. This area is not going from residential to interstate gateway, it is changing from commercial to interstate gateway. This is what that area needs to attract businesses and will not change the character of Bridgman.

**PRESENTATION:**

**Presentation by Jack Fisher, Medic 1 Executive Director**

He has been with Medic 1 for 42 years and the Director for 25 years. He explained how the subsidies are derived in the 18 cities and townships that are a part of Medic 1. Subsidies are done by census and the call volume is taken into consideration. He explained certain areas and what they are paying. He also spoke a little on their budget, cost of equipment, and what they write off.

## **ACTION ITEMS:**

**Motion** by Council Member Trapani, seconded by Council Member Stine to approve the minutes from the August 17, 2020 regular meeting,

**Roll Call Vote:**

**Yeas:** Stine, Trapani, Rose, Fuller, Gipson, Buist, Hahaj

**Nays:** None

**Motion carried.**

**Motion** by Council Member Hahaj, seconded by Council Member Gipson to approve the bills in the amount of \$89,557.83,

**Roll Call Vote:**

**Yeas:** Trapani, Rose, Fuller, Gipson, Buist, Stine, Hahaj

**Nays:** None

**Motion carried.**

**First** reading of an ordinance to an Ordinance to amend the Zoning Ordinance of the City of Bridgman to create a new Interstate Gateway District (IG), and amend Section 2.09 (Corridor Commercial District), Section 2.10 (Transitional Industrial District), Section 5.09/5.10 (Parking), Section 6.02 (Sign Permits), Section 6.03 (Regulations Regarding Signs), Section 6.04 (Exempt Signs), Section 6.05 (Prohibited Signs), Section 6.07 (Sign Definitions), Section 7.19 (Landscaping), Section 8.12 (Standards for Specific Special Land Uses), Article IX (Definitions) and Section 7.02 (Accessory Uses, Buildings and Structures),

The council asked questions and commented on the following:

- Mayor Rose – The city needs to reduce the 20-foot buffer zone to 10-foot. The city is moving forward by recently updating the Master Plan. He thanked the Planning Commission for all their hard work and making needed corrections to the Zoning Ordinance. These changes will move the City forward.
- Member Fuller spoke on the letter received from Attorney Bingen. In paragraph 5 he talks about the Master Plan and states the proposed amendments would be against the city's Master Plan. He asked if anyone has an answer to the attorney's challenge. Ganum said the challenges are overexaggerated. One of the aspects with reducing the landscaping from 20 feet to 10 feet is not a significant deviation from the Master Plan and will not ruin the aesthetics for the area.
- Mattner summarized the changes and gave examples on how our current Zoning Ordinance is not working for businesses to come in along Red Arrow Highway.
- Member Fuller asked if the City has any potential legal exposure with the proposed changes. Ganum said anytime a municipality changes laws, anything can be challenged at any time. This is only the first reading and the council has two weeks to consider the proposed changes before bringing it back for a second reading and adoption.

**Motion** by Council Member Trapani, seconded by Council Member Gipson to approve the first reading of the Ordinance presented tonight,

**Roll Call:**

**Yeas:** Rose, Fuller, Gipson, Buist, Hahaj, Stine, Trapani

**Nays:** None

**Motion carried.**

## WORKSHOP DISCUSSION ITEMS AND REPORTS:

### Discussion – Weko Beach shoreline protection – Master Plan goals

- Mayor Rose recently took Attorney Senica, Pauline Wendzel, and John Froberg out on his boat along the shoreline to see the devastation the revetment walls have caused.
- Ganum talked about the new Master Plan and having a whole section on environmental conditions, water assets, and high-risk erosion areas. The City should work with Lake Charter Township to eliminate the revetments. An overlay district should be established for placement of seawalls and adopting provisions with Lake Charter Township officials. This is just a workshop discussion tonight.
- Member Stine stated the Master Plan is from 2018 and is not a reaction to what is currently happening. Part of the city's ideology is treating the township residents as our own community. She is not sure if this is as visible to the township residents as to the rest of us. She plans on talking to township residents and encourages others to do so.
- Ganum stated if the council wants to take a formal action, the resolution that was just passed can be sent to EGLE.

**Motion** by Council Member Stine, seconded by Council Member Trapani to send Resolution 2020-10 to EGLE,

**Roll Call:**

**Yeas:** Fuller, Gipson, Buist, Hahaj, Stine, Trapani, Rose

**Nays:** None

**Motion carried.**

### City Manager's Report

Ganum added a few things to his written report.

- Chief Unruh has been appointed to the Berrien County Correction Advisory Board.
- The veteran's banners are going to be installed shortly and are still on a rotational basis. There have been 6 new applications received out of the 11 available slots.
- Ganum was quoted in a recent MML magazine. There is an upcoming MML convention held remotely if anyone would like to attend. It is also cost effective to attend conventions virtually.
- Parks Director Milo Root will be leaving Bridgman to start a job in Muskegon. The City has a very capable and competent Assistant Director who will become the new Director.

## HEARING OF CITIZENS:

- John Bonkoske, 9326 Lakeview – Appreciates the council passing a motion to send the recently adopted resolution to EGLE. He said a picture is worth a thousand words and would like to invite the council on a personal tour to see exactly what is happening.
- Gene Schoon, 4970 Kevan – Stated the deadline to speak to EGLE is September 22<sup>nd</sup> and said thank you for making us proud of this community.
- Michael Bingen, Attorney for KG Petroleum - The proposed IG district undermines the Zoning Ordinance and Master Plan. It creates an area with more parking, less green space, and more traffic. This proposal eliminates having a SLU which loses the control to regulate certain businesses. This proposal will have Bridgman end up like M-63 in St. Joe which is not what was intended for Bridgman.

- Marian Macsai – Congratulated all for their thoughtfulness and willing to listen. It would be great to help Lake Charter Township to come to the same conclusion.
- Steve Hirmer – Has had a house on the beach in Dunewood for over 50 years and this has taken on a life of its own. It is important to contribute anything to help with this.
- Member Stine – The township’s next meeting is the 15<sup>th</sup> and it is important for the residents to know.

**COUNCIL COMMENTS:**

- Ganum gave an update to the recycling survey. There have been 144 responses so far.
- Member Trapani – Agrees in moving forward with the development by I-94. She is not worried about it becoming too industrial. She supports the Lepeniotis family for wanting to do a positive thing for Bridgman.
- Member Gipson – Agrees with what Member Trapani said. Doing something with those properties and space will be better for Bridgman.

**ADJOURNMENT**

**Motion** by Council Member Trapani, seconded by Council Member Gipson to adjourn the meeting at 8:05 p.m.,

**Roll call:**

**Yeas:** Gipson, Buist, Hahaj, Stine, Trapani, Rose, Fuller

**Nays:** None

**Motion carried.**

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Vince Rose, Mayor

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Allyson Holm, City Clerk