

**CITY OF BRIDGMAN
PLANNING COMMISSION
REGULAR MEETING
September 17, 2020
6:30 PM**

The regular meeting of the Bridgman City Planning Commission was held September 17, 2020 remotely by means of electronic conferencing and called to order by Chair Parsons at 6:40 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

Pledge of Allegiance was led by the board.

APPROVE/AMEND AGENDA:

Motion by Member Woerdehoff, seconded by Member Hurray to approve the agenda for September 17, 2020 as presented,

Roll Call Vote:

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

Nays: None

Motion carried.

APPROVE MINUTES:

Motion by Member Woerdehoff, seconded by Member Hurray to approve the September 3, 2020 minutes as presented,

Roll Call Vote:

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

Nays: None

Motion carried.

HEARING OF CITIZENS:

- Ganum stated because he had to change the log in access, public was not allowed to attend the meeting, but no action will be taken tonight.

PRESENTATION:

Ted Buzby to give a power point presentation on hemp processing

He has been talking to Mattner and Ganum about his interest in purchasing the Sunset Tool Facility located at 9890 Red Arrow Highway to use as a hemp processing facility. The building is 57,000 square feet and the front building would be used as the warehouse. The proposed use is for drying and storage of industrial hemp biomass and CBD Oil Extraction and Distillation. He has become involved in hemp and

CBD growing and has teamed up with a couple gentleman that are the “knowhow” with the process. They both were in attendance tonight to further answer questions. There is not an abundance of facilities to do the processing in southwest Michigan and that is why they are looking here. They went through the presentation in detail and answered all questions the board had.

Buzby said the purpose of the meeting tonight is to introduce themselves and what they are looking at doing. That is why they did not have detailed drawings from engineers or schematics. The owner of Sunset Tool already has an offer on the building who is an investor that will use it for something else. Time is of the essence as drying ~~seeing~~ **season** is upon them. If they are not able to do that, they will have to wait until next year and he does not know if the owner will wait that long.

Mattner went over some of his concerns and why he has invited them to the Planning Commission:

- Has been talking with the Fire Chief and there is currently no fire suppression in the building.
- There is a little bit of a learning curve with this because there is not a step by step guide for this type of processing.
- Hemp is listed in the Michigan Building Code. They reference this as a moderate hazard because of the combustible fiber. If it goes over so many cubic foot pounds, it could change into a high hazard.
- This property is zoned Transitional Industrial, but he needs to know if this is an acceptable use. He does not see this falling under the 4 categories that are listed under **Permitted and Special Uses Utilities in under** Section 2.10.
- He also went over his interpretation of Section 7.20 Unclassified Use.

Ganum stated the first issue is the Special Land Use and the need to amend the Zoning Ordinance. Once that hurdle is cleared, it is an expansive project.

Habitat for Humanity on revised layout for its development on Vineyard

Erin Hudson, the Director of Habitat, showed the Planning Commission the new revised site plan. This includes three stand-alone homes that would be built first. The next phase would be an extension of Willow Street to build duplexes. Their mission is to provide safe, decent, and affordable housing. She showed mockup photos of what both styles would look like and both will include a garage and basement. The board followed up with several questions which were all answered.

Ganum stated that the City Charter requires to sell the property no less than the appraised value which came in at \$28,000. The City cannot donate the property outright but can help the project out by having a zero-land value for them. This option is being explored. There is a need for a conditional rezoning that would need the Planning Commission’s approval. The next time the board will see this there will be an application for rezoning to consider which will probably be at the next meeting.

NEW BUSINESS:

- Member Herrman received an email to sign up for a MAP class. It would be a wise decision to sign up as one person and have the webinar at City Hall to save money.

Motion by Member Herrman, seconded by Member Woerdehoff to have the City apply for the MAP class under one person so a webinar can be held for the whole board at City Hall to save money,

Roll Call:

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

Nays: None

Motion carried.

UNFINISHED BUSINESS:

- No unfinished business.

STAFF UPDATE:

- Ganum stated that there will be a meeting tomorrow with the prospective townhouse builders that will also include the Planning Commission Chair, Corridor Improvement Authority Chair, a couple of Council Members, the Building Official and himself.

ADJOURNMENT:

Motion by Member Herrman, seconded by Member Woerdehoff to adjourn the meeting at 8:11 p.m.

Roll Call:

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

Nays: None

Motion carried.

Tom Woerdehoff, Secretary

Allyson Holm, City Clerk/Recording Secretary