

**CITY OF BRIDGMAN
PLANNING COMMISSION
SPECIAL MEETING
OCTOBER 2, 2017
6:42 PM**

The special meeting of the Bridgman City Planning Commission was held October 2, 2017 at City Hall, 9765 Maple St., Bridgman, Michigan and called to order by Chair Parsons at 6:42 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

OTHERS PRESENT: Harry Burkholder, Executive Director LIAA, Dr. Richard Norton, Professor and Chair of Urban and Regional Planning Program with the University of Michigan Alfred Taubman College of Architecture and Urban Planning, Zach Rable, Research Associate

Pledge of Allegiance was led by the board.

APPROVE/AMEND AGENDA:

Motion by Member Hurray, seconded by Member Kading to approve the agenda for October 2, 2017 as presented, **motion carried unanimously.**

APPROVE MINUTES:

Motion by Member Crocker, seconded by Member Woerdehoff to approve the July 20, 2017 minutes as presented, **motion carried unanimously.**

HEARING OF CITIZENS:

No one wish to be heard.

NEW BUSINESS:

No new business.

UNFINISHED BUSINESS:

Master Plan – review materials with Land Information Access Association

Dr. Norton presented the information and findings for the City. The type of model that is being used is scenario-based planning. There are three categories for the scenario-based planning, Lucky, Expected, and the Perfect Storm. Regardless of climate change, whether it's human causing or not, currently there are more storms each year which are becoming more frequent and more intense. In the worst-case scenario, and the perfect storm comes, the City will be better prepared. Currently, Bridgman is in pretty

good shape for being a resilient coastal community. Dr. Norton presented and discussed several maps showing updated high-risk flood areas and how that correlates with the City's current Flood Ordinance, and possible updates that could be made. He also presented maps of the City's tree canopy which shows areas of concern for heat spikes, and discussed options to better cool those areas. Dr. Norton also went through the Environmental Assessment, and Wetlands areas. Having designated wetlands in high risk flood areas is good to have. Language could be added to the Flood Ordinance to add more protection to the wetlands.

Harry Burkholder discussed the present Future Land Use Map, the newly adopted Zoning Map, and making some changes to the Future Land Map to resemble and be more consistent with the new zoning map.

Member Herrman left at 7:56 p.m.

Burkholder handed out a sheet with the City of Bridgman Zoning Districts which describes each intent. He explained combining some of the districts that are on the new zoning map and creating a more similar name for the Future Land Use map. He discussed having new Future Land Use categories such as: Suburban Residential, Urban Residential, Highway Commercial, Mixed-use Village, industrial, and Open Space.

At the regular Planning Commission this month, Burkholder will bring a new draft Future Land Use map along with other material and have further discussions with the board.

STAFF UPDATE

Development Activity Report:

Updates from Building Inspector Ross Rogien were given by Ganum as follows:

Monogram Centre:

The south building is approximately 70% complete and 35% complete on the corner building. They are having some struggles relocating some of the utilities in the parking lot. There is not a specific projection date and being completed, but will probably be looking at spring.

Former Coast to Coast Hardware Store:

This is around 40% complete with drywall starting on the main floor. The owner is going to live in the upstairs which should be completed by early winter. The owner is not leaning in one direction on what business will go in the downstairs space.

Transient Artisan Ales:

As you can see, the outside of this building is almost complete. The sage green color choice compliments the blue Hoof-to-Hanger's blue building.

Hoof-to-Hanger:

This is discussed in the next item listed below.

Proposed 'sub-area' plan for Maplewood/Mathieu/Lake block

Ganum showed the property along Legion St. between Mathieu and Maplewood. The space in-between those buildings, is an area that needs to form into some parking and landscaping in such a way that

makes it more uniform, instead of each business owner landscaping their own space. With the help of a professional paying attention to the details, that area could be transformed into a great space. He has spoken to a landscape architect and will be meeting with them later this week to get some ideas on what to do and how to do it correctly. Ganum will bring this information back to both boards for approval before moving forward with anything.

ADJOURNMENT

Motion by Member Woerdehoff, seconded by Member Nitz, to adjourn the meeting at 8:17 p.m., **motion carried unanimously.**

Tom Woerdehoff, Secretary

Allyson Holm, City Clerk/Recording Secretary