

**CITY OF BRIDGMAN
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 19, 2017
7:00 PM**

The regular meeting of the Bridgman City Planning Commission was held October 19, 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 Clerk Holm, Building Official Rogien

OTHERS PRESENT: Harry Burkholder, Executive Director LIAA

Pledge of Allegiance was led by the board.

APPROVE/AMEND AGENDA:

Chair Parsons added under **New Business** *b. Discussion of Recreational Vehicle Ordinance.*

Motion by Member Hurray, seconded by Member Nitz to approve the agenda for October 19, 2017 as amended, **motion carried unanimously.**

APPROVE MINUTES:

Motion by Member Woerdehoff, seconded by Member Nitz to approve the October 2, 2017 minutes as presented, **motion carried unanimously.**

HEARING OF CITIZENS:

No one wish to be heard.

NEW BUSINESS:

Presentation of revised site plan for 4217 Lake Street (Hoof-to-Hanger) by Rick Fuller

Rick Fuller – 3729 Stelter Farm Dr. Presented a letter and packet of information to the board. (See attached) Fuller read the letter aloud and answered any questions the board had. His impression from the ZBA's decision last year is that he was relieved from the parking lot requirement because of adjacent parking being available. He will pave the driveway to the Hoof-to-Hanger building and to the Edward Jones building. His thought is to have a friendly green space area instead of all asphalt for parking, and place the sidewalks close to the building where people can stop and look in. There are also six (6) buildings that drain to the Northeast part of that property that needs to be taken into consideration for water run-off.

- Member Herrman had concerns with the amended site plan brought forth before the board. He stated the site plan approved last year, was approved under the old ordinance which no longer exists; therefor the board cannot approve any changes made. When originally presented, the

board approved the preliminary site plan as the final site plan to speed up the process for the applicant. The approved site plan was contingent on the ZBA approving the requested variance for reducing the required number of parking spaces, which was approved. He suggested that Fuller go back to the City with the amended site plan for the approval process.

- Chair Parsons stated that during the construction, there were some issues discovered including drainage that Mr. Fuller had to take under consideration. He feels that what is presented tonight is more of a landscaping change that can be done administratively by Building Official Rogien.
- Rogien stated that he does not have any issue with changing the sidewalks and landscaping, his main concern was paving the parking area.
- Member Crocker recommends that Fuller go back to the city with what was presented tonight.

Motion by Member Herrman, seconded by Member Woerdehoff to approve the paving that Mr. Fuller presented tonight under the old Zoning Ordinance, and any landscaping change from what was approved, needs to go back for review by the City for a site plan revision under the new Zoning Ordinance, **motion carried unanimously.**

Discussion of Recreational Vehicle Ordinance

Chair Parsons explained the information handed out is what the City Council discussed at their meeting on Monday (see attached). After discussion, the council recommended that it goes back to the Planning Commission for review. Due to the information being handed out tonight and the board already having a full agenda, this will be discussed at the next Planning Commission meeting. Member Herrman added that the information presented was what Manager Ganum and Attorney Senica drafted. The board should take a close at everything for discussion at the next meeting.

UNFINISHED BUSINESS:

Master Plan – review Future Land Use Map and other materials with Harry Burkholder, LIAA

Burkholder handed out a draft City of Bridgman Future Land Use Plan and went through all the new definitions (see attached). After going through the draft Future Land Use Map, the board decided that they would like the parcels that Eric's Café and the China Café are on to be Central Downtown instead of Mixed Use Village. He led the board in a mapping exercise by placing critical services onto a map. Burkholder handed out a packet of maps and briefly went through those (see attached). Lastly, he went through a demographic characteristics handout showing how some of the graphs and layout will look when the Master Plan is completed (see attached).

STAFF UPDATE

No staff update presented.

ADJOURNMENT

Motion by Member Woerdehoff, seconded by Member Nitz, to adjourn the meeting at 8:24 p.m., **motion carried unanimously.**

Tom Woerdehoff, Secretary

Allyson Holm, City Clerk/Recording Secretary