



**CITY OF BRIDGMAN  
PLANNING COMMISSION AGENDA  
Thursday, February 18, 6:30 P.M.  
Meeting will be held remotely via Zoom.com**

The following link may be used to join the meeting:  
<https://us02web.zoom.us/j/88006415939>

To access by telephone dial (312) 626-6799  
Zoom meeting ID: 880 0641 5939

(access information on [www.bridgman.org](http://www.bridgman.org))

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Reading of the Agenda and Meeting Procedure Outlined by the Chair**
- 5. Approve/Amend Agenda** for February 18, 2021 (Action)
- 6. Approval of Minutes** of January 21, 2021 (Action)
- 7. Hearing of Citizens**
- 8. New Business**
  - A. Review Master Plan Goals and Strategies – Housing and Neighborhoods
- 9. Unfinished Business**
  - A. Marijuana survey – review and approve for dissemination (Action)
- 10. Staff Update**
  - A. Revetments and shoreline protection – Chikaming Township’s proposed ordinance.
- 11. Adjournment**



## READING OF THE AGENDA AND MEETING PROCEDURE

MEETING DATE: January 21, 2021

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As this is a remote meeting, I will read aloud the agenda for the benefit of remote attendees--particularly attendees who have called in and cannot see visual materials--and will explain the process for public comment for remote attendees.

Remote attendees will begin with microphones muted.

Public comment will be taken at the beginning of the meeting during the Hearing of Citizens period.

- Remote attendees using a computer, tablet, smartphone, or similar device may select the "raise hand" option visible near the bottom of their screen to indicate they wish to comment.
- Remote attendees who have dialed in on a telephone may "raise hand" by pressing the \*9 keys.

Audience members who indicate that they wish to comment will be called on individually and their microphone unmuted.

We ask that persons who comment please say their name and address for the minutes, when they first comment.

**In addition we encourage all persons, including audience members, persons presenting agenda items, staff members, and planning commission members to say their name when they speak unless introduced by the previous speaker, to help attendees be aware of who is speaking.**

**CITY OF BRIDGMAN  
PLANNING COMMISSION  
REGULAR MEETING  
January 21, 2021  
6:30 PM**

The regular meeting of the Bridgman City Planning Commission was held January 21, 2021 remotely by means of electronic conferencing and called to order by Clerk Holm at 6:30 p.m.

**MEMBERS PRESENT:** Steve Parsons, Richard Kading, Dorothea Crocker, Eugene Herrman, Mark Hurray, Tom Woerdehoff

**MEMBERS ABSENT:** John Truesdell

**STAFF PRESENT:** City Manager Ganum, City Clerk Holm, Building Official Mattner

Pledge of Allegiance was led by the board.

Clerk Holm read aloud the agenda and meeting procedures for those that wish to be heard.

**APPROVE/AMEND AGENDA:**

**Motion** by Member Herrman, seconded by Member Woerdehoff to approve the agenda for January 21, 2021 as presented,

**Roll Call Vote:**

**Yeas:** Crocker, Woerdehoff, Parsons, Hurray, Kading, Hermann

**Nays:** None

**Motion carried.**

**APPROVE MINUTES:**

**Motion** by Member Crocker, seconded by Member Parsons to approve the December 17, 2020 minutes as presented,

**Roll Call Vote:**

**Yeas:** Woerdehoff, Parsons, Hurray, Kading, Hermann, Crocker

**Nays:** None

**Motion carried.**

Clerk Holm read aloud the agenda and meeting procedures for those that wish to be heard.

**HEARING OF CITIZENS:**

- No one wished to be heard.

**NEW BUSINESS:**

### **Appointment of Officers**

**Motion** by Member Hermann, seconded by Member Woerdehoff to retain the same officers, Member Hurray stated he would be interested in serving as chair,

**Motion** by Member Hermann, seconded by Member Woerdehoff to amend the previous motion as follows: Mark Hurray as Chair, Steve Parsons as Vice-Chair, Tom Woerdehoff as Secretary,

### **Roll Call:**

**Yeas:** Parsons, Hurray, Kading, Hermann, Crocker, Woerdehoff

**Nays:** None

**Motion carried.**

### **UNFINISHED BUSINESS:**

#### **Recreational marijuana survey – revisit dissemination**

Ganum ran through the background of the marijuana survey over this last year. It was going to be placed in the 2020 Spring Community Buzz, but then the pandemic hit. After that, a couple of surveys took precedence, and this survey has not made it into the buzz yet. Ganum went through the process of how the buzz is put together. It is a collaboration of Schools, Lake Charter Township, City of Bridgman, and the Library. The schools act as a clearing house for the buzz. They have a contract with a graphic designer, assemble it, and distribute the draft for final review. Placing the survey in the buzz is the best way to get the information out. Information can also be placed on the corner sign at Lake and Red Arrow Highway and the newspapers might even be interested putting information out. The recycling survey had about a 25% response rate which is pretty good. When asked if there are still any interests to locate in Bridgman, Ganum stated there is still someone interested in putting in a dispensary in town. The board discussed the marijuana survey and made a few suggestions:

- The first question should include “other entities” along with “City” and “Township” residents.
- Include a briefer definition of each recreational marijuana category so people taking the survey can better understand it.
- Come up with more survey questions for the board to approve at the next meeting.
- The survey can be put together in February for the upcoming buzz that will go out in April.

#### **Review Master Plan**

Ganum explained the intention for tonight is to provide examples of things the board would like to take on this year and look at the Michigan Planning Enabling Act (MPEA). Chair Hurray stated he will look through the Master Plan and come up with a few discussion points for next meeting. Ganum and Mattner can look into the MPEA to give the board a few ideas they could work on as well. Ganum went over the current CIP from 2015 that Wightman Engineering created. The board discussed the information presented and what they can work on this year.

#### **Review Michigan Planning Enabling Act**

Ganum will place information in the packet for the meeting next month.

### **STAFF UPDATE:**

#### **Building Official/ Zoning Administrator’s Annual Report – 2020**

Mattner went over his year-end report and 2020 permit totals that he had shared with the city council at their last meeting. A few of the points he discussed were as follows:

- Talked about fencing permits and wanting to get a value of what fences are to track a little better.
- Fines that are issued to contractors that do not pull a permit. Homeowners are given a onetime warning.
- Casey's will break ground in April and completed in August/ September 2021.
- Dominion is still wanting to move forward. Currently they are tied up with the storm water review and retention ponds.
- Solar panels are getting more popular right now with 2 or 3 wanting to be installed in Bridgman.

Ganum went over a few additional items:

- He is going to send everyone the recording of the last council meeting where Ryan Kilpatrick spoke about his company and its work across West Michigan.
- He gave an update on the townhouse project and explained how the council has taken a pause to listen to others speak on housing projects. The council should be ready to decide on a pathway to move forward at the next regular council meeting.
- The boundary survey has been completed for the Habitat project and the city received the check for the purchase of the property. Habitat is currently working with Wightman Engineering right now and may decide to divide or split some of the property. They could come in as early as spring or summer to pull a permit for a single home.
- Chair Hurray asked for clarification from the last city council meeting about tying the city's water into Lake Township and how this will work. Ganum explained that the city is going to do a study to explore both options of either purchasing water from Lake Township or combining jurisdictions by creating an Authority. Wightman is going to apply for a grant from the State to have this study done.

#### **ADJOURNMENT:**

**Motion** by Member Crocker, seconded by Member Woerdehoff to adjourn the meeting at 7:35 p.m.

**Roll Call:**

**Yeas:** Hermann, Crocker, Woerdehoff, Parsons, Hurray, Kading

**Nays:** None

**Motion carried.**

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Tom Woerdehoff, Secretary

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Allyson Holm, City Clerk/Recording Secretary

## HOUSING AND NEIGHBORHOODS

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**Goal 1.** Residential units in Bridgman will include a broad range of housing types, including duplexes, rowhouses, live/work buildings, second-floor apartments and detached homes.

- a. *Evaluate the City's housing stock to determine if the form-based zoning ordinance is creating a broad range of housing types.*
- b. *Promote new housing opportunities, including redevelopment and infill opportunities within downtown and along Lake Street.*
- c. *Allow for a range of housing types to provide residents the opportunity to progress through various life stages while maintaining their attachment to a particular area of the City.*
- d. *Support and encourage the development of quality senior housing and assisted living facilities to meet expected demand.*
- e. *Consider adjusting the zoning ordinance to enable the construction or redevelopment of smaller homes.*

**Goal 2.** Downtown Bridgman and its residential neighborhoods will be safe, attractive, well-maintained and inviting places with walkable streets and convenient connections to recreation facilities, schools, employment, shops, services and natural areas.

- a. *Maintain a building maintenance enforcement program and a full-time compliance officer.*
- b. *Evaluate the capacity and willingness of neighborhoods for accommodating seasonal rentals.*
- c. *Protect the character, safety and historical patterns of development in residential neighborhoods from inappropriate development.*
- d. *Strengthen and enforce a tree protection and replacement ordinance for public property within residential areas.*
- e. *If feasible, install sidewalks and/or pathways in each neighborhood and fill in missing sidewalk infrastructure.*
- f. *Enforce safe traffic speeds and stop signs on neighborhood streets to enhance safety for drivers and residents.*
- g. *Encourage the development and maintenance of parks and other safe and attractive gathering spaces in all neighborhoods.*

**Goal 3.** Residents will have the skills and resources necessary to improve and maintain their homes.

- a. *Evaluate the construction/building permitting process to improve, streamline and clarify if possible, and continue to seek input from builders for standardization.*

## TRANSPORTATION AND CONNECTIVITY

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**Goal 4.** Residents and visitors to Bridgman will move about the community safely and conveniently using private and public transportation options that connect to Lake Michigan and the greater Southwest Michigan region.

- a. *Evaluate and implement, if feasible, a requirement for shared driveways and cross-access agreements for compatible adjacent land uses along Red Arrow Highway.*
- b. *Continue to support and modify as necessary the streetscape design standards outlined in the zoning ordinance.*



## City of Bridgman Marijuana Survey

**In 2018 Michigan residents passed Proposal 1, which legalized marijuana for adult recreational use. Shortly following passage of Proposal 1, the Bridgman City Council adopted Ordinance 2018-203, which completely prohibited marijuana businesses within the City.**

**To Bridgman Planning Commission is currently seeking public comment regarding a variety of marijuana related businesses to determine whether Ordinance 2018-203 should be amended. The Planning Commission is not proposing an amendment to allow marijuana within Bridgman - it is only seeking to understand residents' views on marijuana related businesses in order to make a recommendation to the City Council to continue prohibitions or to allow certain types of marijuana operations.**

**Thank you for your participation.**

**1. Marijuana Microbusinesses:** are licensed to cultivate no more than 150 marijuana (MJ) plants; process and package MJ; and then sell MJ to individuals who are 21 or older. These operations essentially take MJ from cultivation through processing and sale. They are limited by the amount of MJ plants they can grow/cultivate.

Do you support a local ordinance allowing a marijuana microbusiness in Bridgman?

Yes

No

If "Yes", in which area(s) of the City?

**2. Marijuana Growers:** are licensed to cultivate MJ and sell or otherwise transfer MJ to other MJ establishments. These grow operations must be fully enclosed and secured per state regulations. **Class A** licenses allow cultivation of up to 100 plants. **Class B:** 500 plants; **Class C:** 1,000 plants.

Please select one or more from the responses below.

- Do you support a local ordinance that would **permit Class A** marijuana growers to operate in the City of Bridgman?
- Do you support a local ordinance that would **permit Class B** marijuana growers to operate in the City of Bridgman?
- Do you support a local ordinance that would **permit Class C** marijuana growers to operate in the City of Bridgman?
- Do you support a local ordinance that **prohibits all classes** of marijuana growers from operating within the City of Bridgman?

If you indicated support for any of the classes of marijuana growers, where would you prefer this type of operation within the City of Bridgman?

**3. Marijuana Processors:** are licensed to obtain marijuana from marijuana establishments, process and package it, and sell or transfer it to marijuana establishments.

Do you support a local ordinance that would permit marijuana processors to operate within the City of Bridgman?

- Yes
- No

If "Yes", in which area(s) of the City?

**4. Marijuana Retailers:** under state law, a licensed marijuana retailer may obtain marijuana from growers and processors and sell to individuals who are 21 or older.

Do you support a local ordinance that would permit marijuana retailers within the City of Bridgman?

- Yes
- No

If "Yes", in which area(s) of the City?

**5. Marijuana Secure Transporter:** under state law a licensed marijuana secure transporter may obtain marijuana from growers and processors and transport marijuana to other establishments, such as marijuana retailers.

Do you support the operation of marijuana secure transporter businesses within the City of Bridgman?

Yes

No

**6. Marijuana Safety Compliance Facilities:** are licensed by the state to test marijuana, including certification for potency and contaminants. These facilities are essentially laboratories.

Do you support a local ordinance that would allow marijuana safety compliance facilities within the City of Bridgman?

Yes

No

If "Yes", in which area(s) of the City?

**7. Where do you reside?**

City of Bridgman

Lake Charter Township

Neither the City of Bridgman nor Lake Charter Township