



**CITY OF BRIDGMAN  
PLANNING COMMISSION AGENDA**

**Thursday, June 17, 5:30 P.M.**

**Meeting will be held in person at City Hall  
9765 Maple Street, Bridgman, MI**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approve/Amend Agenda** for June 17, 2021 (Action)
- 5. Approval of Minutes** of May 20, 2021 (Action)
- 6. Hearing of Citizens**
- 7. New Business**
- 8. Unfinished Business**
  - A. Zoning map adjustment - 9470 Red Arrow Hwy (Parcel ID 11-56-0018-0037-04-8)
  - B. Marijuana survey – discuss final results and next steps.
  - C. Review Master Plan Goals and Strategies – Employment and the Economy – Goal 8 (Bridgman will include world-class education and training opportunities and facilities) and Goal 9 (Hospitality and tourism will be an important part of the local economy, structured to offer visitors year-round memorable and enjoyable experiences while balancing the interests of local residents and the other key sectors of the economy).
- 9. Staff Update**
  - A. House Bill 4722 and Senate Bill 446 to preempt local control of short term rental regulation – update
- 10. Adjournment**

**CITY OF BRIDGMAN  
PLANNING COMMISSION  
REGULAR MEETING  
May 20, 2021  
5:30 PM**

The regular meeting of the Bridgman City Planning Commission was held May 20, 2021 at City Hall, 9765 Maple Street, Bridgman, MI and called to order by Chair Hurray at 5:30 p.m.

**MEMBERS PRESENT:** John Truesdell, Tom Woerdehoff, Mark Hurray, Steve Parsons, Richard Kading, Gene Herrman

**MEMBERS ABSENT:** Dorothea Crocker

**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 Herrman, seconded by Member Woerdehoff to approve the agenda for May 20, 2021 as presented, **voice vote, motion carried unanimously.**

**APPROVE MINUTES:**

**Motion** by Member Kading, seconded by Member Truesdell to approve the March 18, 2021 minutes as presented, **voice vote, motion carried unanimously.**

**HEARING OF CITIZENS:**

- No one was present to be heard.

**NEW BUSINESS:**

**House Bill 4722 and Senate Bill 446 to preempt local control of short-term rental regulation – update Commission on City’s efforts**

Ganum updated the board on House Bill 4722 and Senate Bill 466. Both bills mirror each other and will strip the local governments power to have regulations with short-term rentals. The testimony so far has shown that realtors are in favor of both bills while the local governments are opposed. The City Council unanimously passed a resolution on Monday opposing House Bill 4722 and sent it to both the House and Senate Representatives. The board discussed the proposed bills at length with the following key discussion points:

- Bridgman has one of the strictest short-term rental ordinances in the State. These bills could change the look and feel of the neighborhoods drastically. Investment companies could buy a swath of housing and turn them into Air B&B’s.
- This could affect the school districts if the student enrollment drops due to less families not living here fulltime. It is in the schools best interest to educate as many children as possible.

- If either bill were to pass, the City could maintain some control by creating rental fees when those houses are registered with the City. There is nothing in the proposed bills that would cap a limit of how much the rental fees could be. The rental units by the beach should be charged per dwelling unit instead of per building.

**Zoning map adjustment – 9470 Red Arrow Hwy (Parcel ID 11-56-0018-0037-04-8)**

Mattner showed the board a zoning map from 2009, when the parcel located at 9470 Red Arrow Highway was zoned Commercial. Under the revised Ordinance from 2017, that parcel is now showing as Open Space. Mr. Wildeman owns the parcel and is wanting to install a carport or garage on it. Currently he cannot put up this structure because it's a non-conforming use. He has checked with the City Assessor who confirmed that his property has been and is still being taxed as a commercial property. Mattner and Ganum both agree that this property was miscolored in error when a change was made to the Lost Dunes parcels. Mattner wanted to bring this to the board's attention.

The board discussed the information presented and expressed concern about not following proper procedures in making a change to the zoning map. Ganum will get a formal opinion from Attorney Senica to see if a map adjustment can be made without jeopardizing future issues that arise.

**UNFINISHED BUSINESS:**

**Marijuana survey – update Commission on current status**

Ganum recently shared the marijuana survey link to the board so they all could view the results and comments from everyone. He did move the "Where you reside" question to the top of the survey shortly after the survey was launched. Currently the survey is dead even at 149 no's and 149 yes. This survey will be open until June 6<sup>th</sup>. He has also received approximately 6-8 hard copies of the survey.

The board discussed the information at length and talked about where to go from here. The board could do focus groups that would also include what the children under 18 thinks about having marijuana establishments in Bridgman. The board also discussed what other communities such as Three Oaks did in handling this topic with the residents. After further discussion, the board would like to ask the City Council if they have enough information or if they would like the Planning Commission to keep researching and finding out more information. The board will look at the final results of the survey at their next meeting before sending information on to council.

Members Herrman and Truesdell brought up the disrepair that both the Legion Park and Toth Park are in. Currently it seems as though the Parks Department is only focusing on Weko Beach and more needs to be done for the kids in the community. Both Legion Park and Toth Park need weeding and upkeep. The play area at Toth Park is constantly being vandalized and the equipment is in poor shape. Ganum will pass along the comments to Parks Director Ball when he meets with her tomorrow morning.

**Review Master Plan Goals and Strategies – Employment and the Economy – Goals 6 - 9**

- Goal 6 - Bridgman will be a vital economic center in Southwest Michigan with a variable balance of clean manufacturing technology, healthcare, agriculture, professional and seasonal services, hospitality, retail, and institutional employment.
- Goal 7 - Commercial and industrial development will be clean, attractive, and efficiently designed to adapt to changing business needs.

The board discussed goals 6 & 7 tonight and will pick back up on Goal 8 & 9 at the next meeting. The board is continuing to go through the Master Plan Goals and Strategies at length to see if these goals

are still achievable, or if they should recommend actions for the City Council to act upon. Chair Hurray will continue working on a spreadsheet to present to council after the board has gone through all lists of goals with the Planning Commission's findings.

- No unfinished business.

#### **STAFF UPDATE:**

##### **Development projects update**

Ganum had to leave the meeting and handed the floor over to Mattner to give the board the following updates on current development projects:

- Casey's is currently working on two more stores near Grand Rapids and is in the process of going through their Planning Commission. When they can get a firmer green light on those two stores, they will then come to Bridgman to start on the one here. Mattner is still waiting for the last set of plans to review. The developer is hoping to pull the trigger to break ground this fall or next spring.
- Dominion's architect has submitted plans to the County for a storm water review. Mattner did have a meeting with them 3 months ago but still has not seen any plans and they have not asked him if it will meet the current zoning regulations.
- He and Ganum met with a developer at Early Bird to discuss plans for that building. The owner currently only has the building for sale and not the parking lot which will need to be worked out. They are wanting to put a kitchen design business in by using part of the ground floor as an office with the other portion being used as a restaurant. The upstairs could be used either as apartments or as an Air B&B.
- Baroda Ironworks has moved into the old Sunset Tool building.
- Brett Boyd is looking to purchase 5 or 10 acres from the old church camp off Lake Street and build a house. The City found out it owns the access area to the property so Ganum is talking with the City Attorney to see if an easement can be granted for Boyd to install a driveway. The City cannot just sell him the property as it would need to go out for bid.
- The Meat Market is looking for financial assistance since it turned in to more work than they originally figured.
- Mattner is also receiving more calls regarding property in the Interstate Gateway area.

#### **ADJOURNMENT:**

**Motion** by Member Herrman, seconded by Member Woerdehoff to adjourn the meeting at 7:05 p.m., **voice vote, motion carried.**

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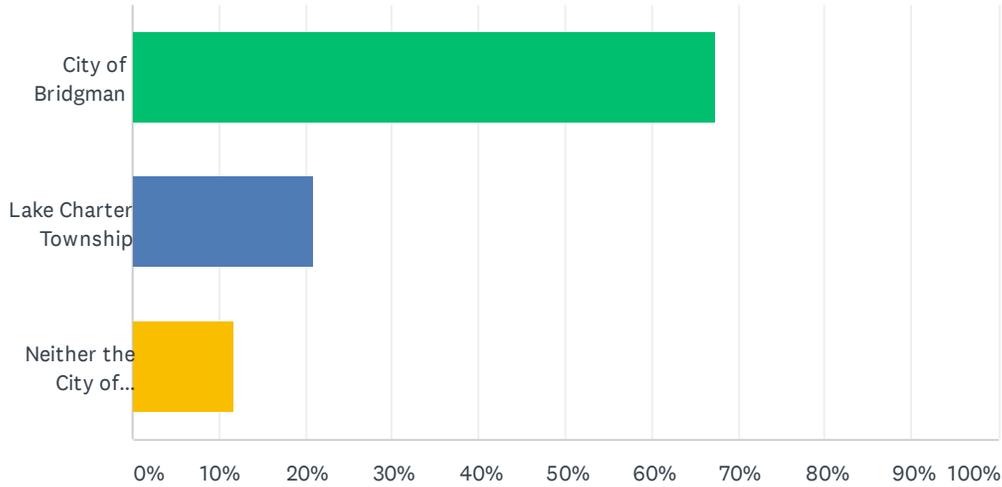
Tom Woerdehoff, Secretary

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Allyson Holm, City Clerk/Recording Secretary

## Q1 Where do you reside?

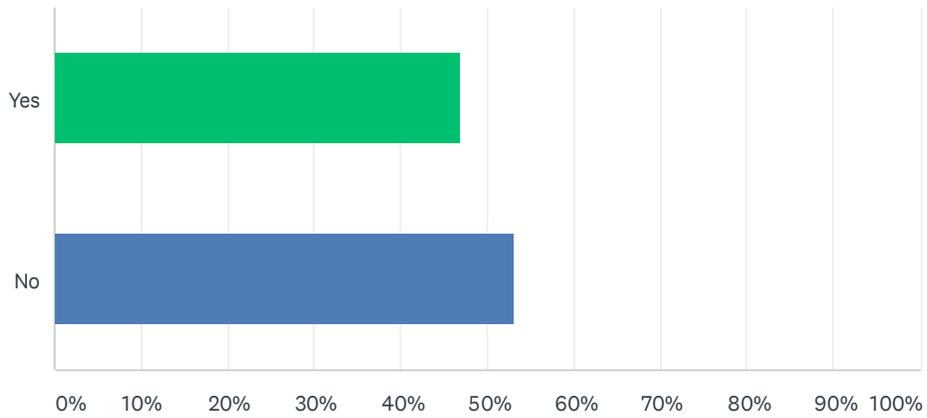
Answered: 264 Skipped: 80



ANSWER CHOICES	RESPONSES	
City of Bridgman	67.42%	178
Lake Charter Township	20.83%	55
Neither the City of Bridgman nor Lake Charter Township	11.74%	31
TOTAL		264

## Q2 Do you feel that Bridgman should allow marijuana establishments? (selecting no will take you to end the survey).

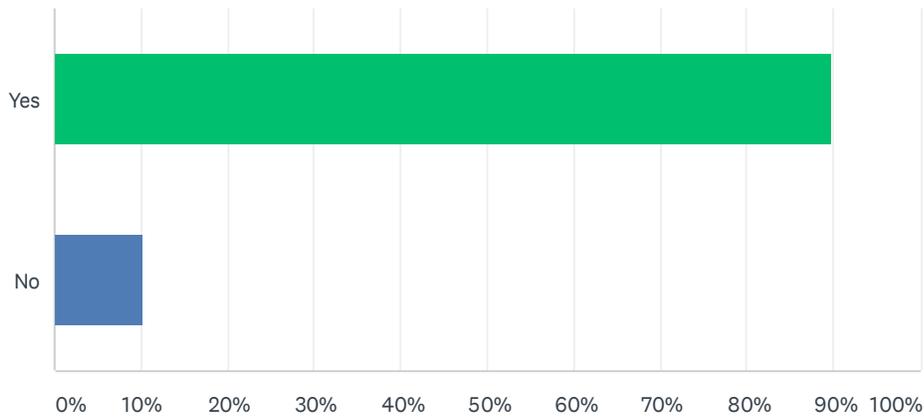
Answered: 341 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	46.92%	160
No	53.08%	181
TOTAL		341

Q3 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. They are limited by the amount of MJ plants they can grow/cultivate. Do you support a local ordinance allowing marijuana microbusinesses in Bridgman?

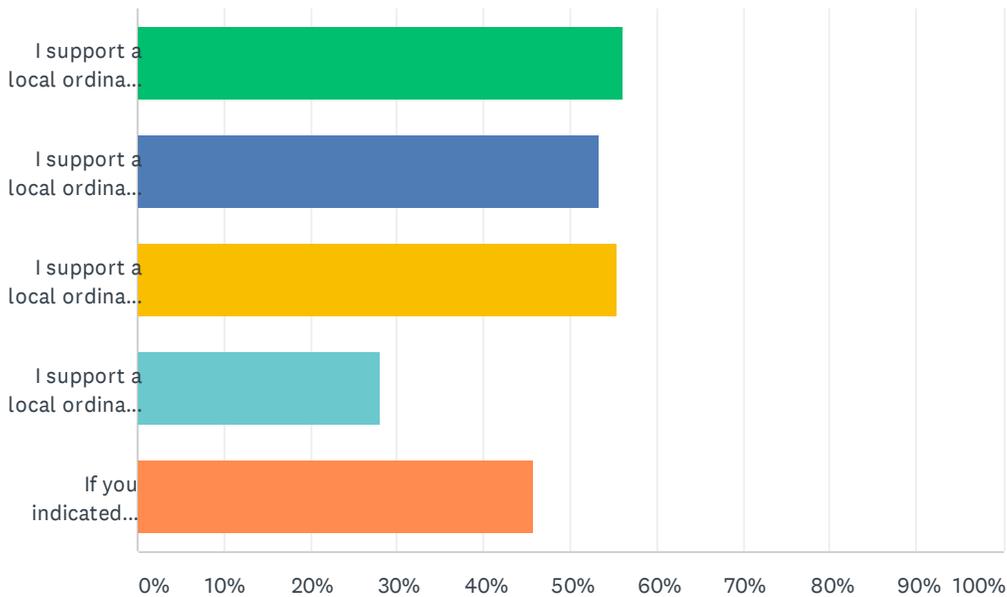
Answered: 146 Skipped: 198



ANSWER CHOICES	RESPONSES	
Yes	89.73%	131
No	10.27%	15
TOTAL		146

Q4 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.

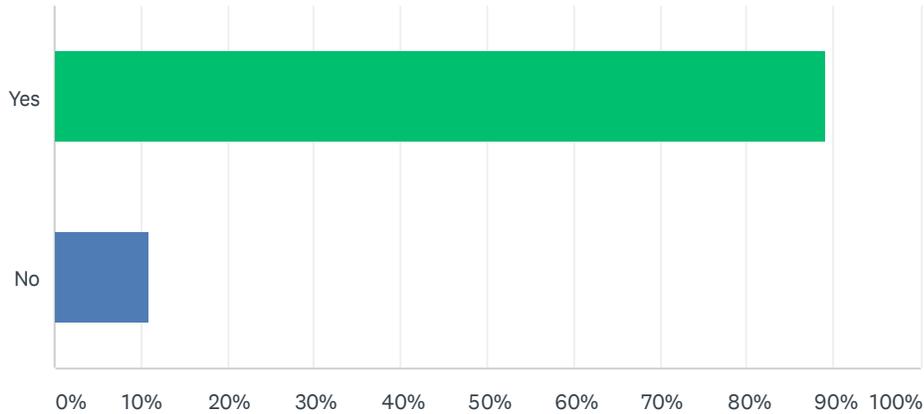
Answered: 146 Skipped: 198



ANSWER CHOICES	RESPONSES	
I support a local ordinance that would permit Class A marijuana growers to operate in the City of Bridgman?	56.16%	82
I support a local ordinance that would permit Class B marijuana growers to operate in the City of Bridgman?	53.42%	78
I support a local ordinance that would permit Class C marijuana growers to operate in the City of Bridgman?	55.48%	81
I support a local ordinance that prohibits all classes of marijuana growers from operating within the City of Bridgman?	28.08%	41
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?	45.89%	67
Total Respondents: 146		

**Q5 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?**

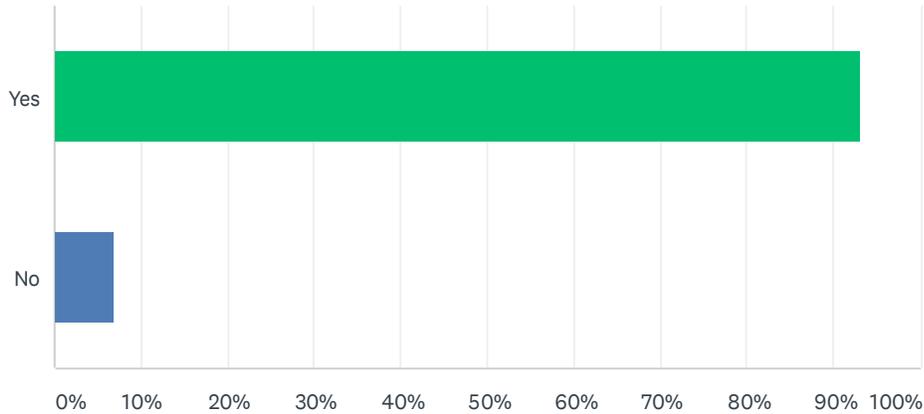
Answered: 147 Skipped: 197



ANSWER CHOICES	RESPONSES	
Yes	89.12%	131
No	10.88%	16
TOTAL		147

**Q6 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?**

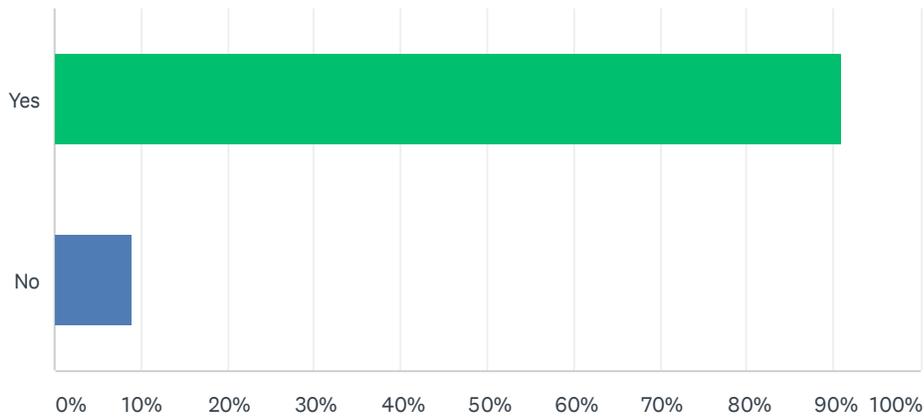
Answered: 147 Skipped: 197



ANSWER CHOICES	RESPONSES	
Yes	93.20%	137
No	6.80%	10
TOTAL		147

Q7 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 a local ordinance that would allow marijuana secure transporter businesses to be located within the City of Bridgman?

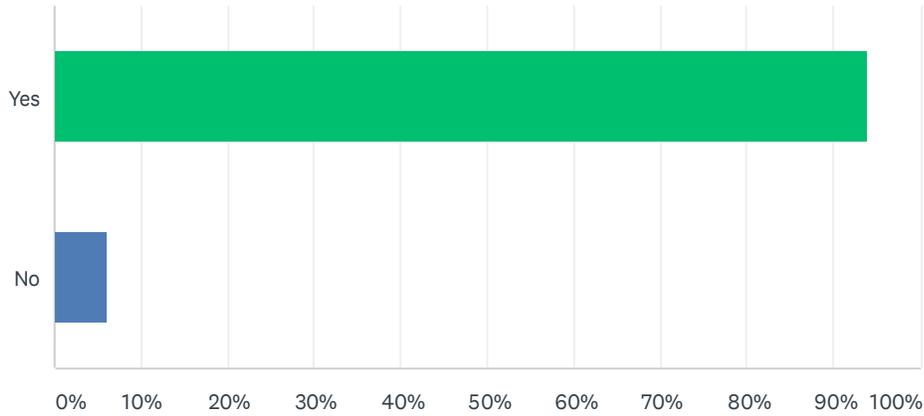
Answered: 146 Skipped: 198



ANSWER CHOICES	RESPONSES	
Yes	91.10%	133
No	8.90%	13
TOTAL		146

**Q8 Marijuana Safety Compliance Facilities: are licensed by the state to test marijuana, including certification for potency and contaminants. Do you support a local ordinance that would allow marijuana safety compliance facilities within the City of Bridgman?**

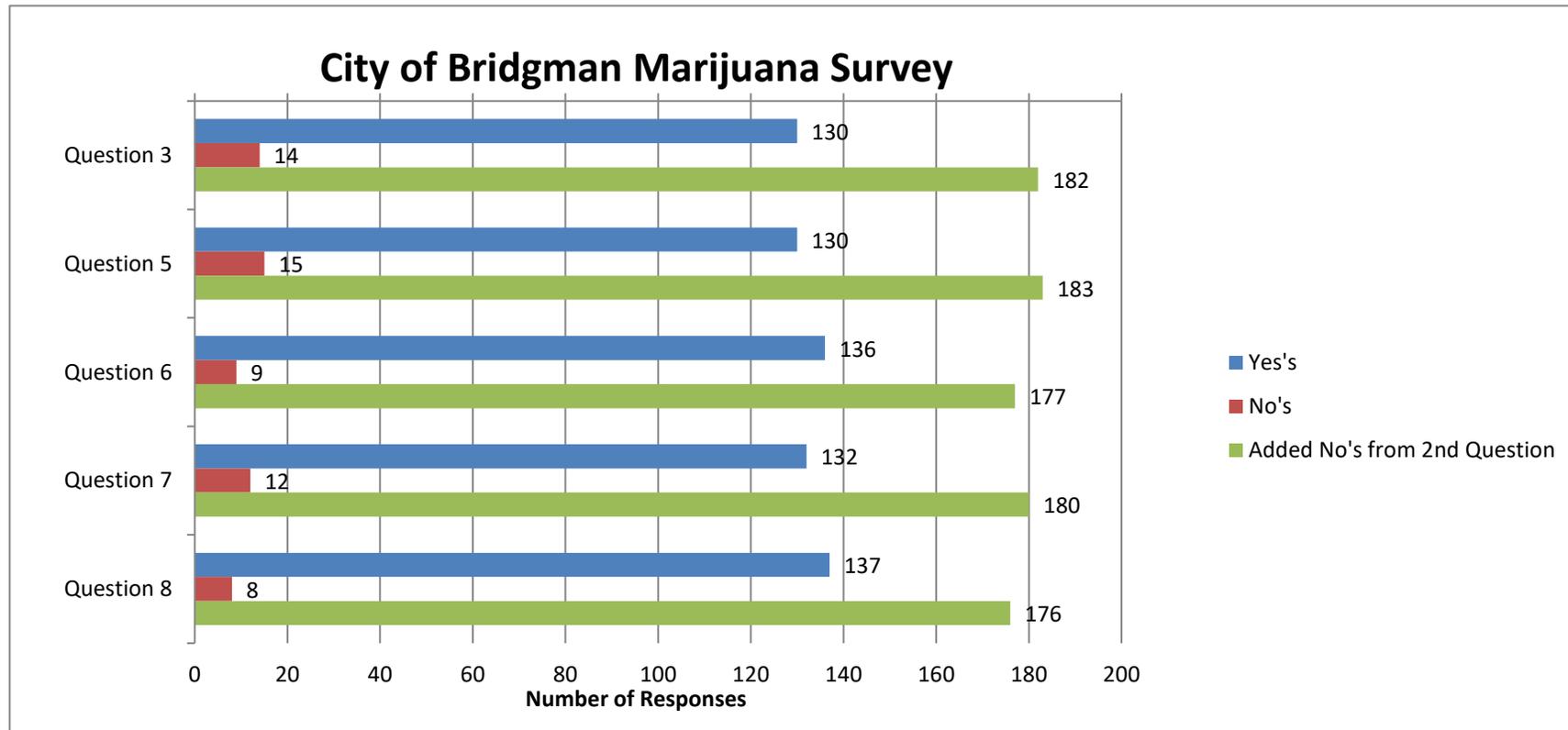
Answered: 147 Skipped: 197



ANSWER CHOICES	RESPONSES	
Yes	93.88%	138
No	6.12%	9
TOTAL		147

# City of Bridgman Marijuana Survey

	Yes's	No's	Added No's from 2nd Question
Question 2	159	174	
Question 3	130	14	182
Question 5	130	15	183
Question 6	136	9	177
Question 7	132	12	180
Question 8	137	8	176



# City of Bridgman Marijuana Survey

Question	Yes's	No's
Question 2	159	174
Question 3	130	182
Question 5	130	183
Question 6	136	177
Question 7	132	180
Question 8	137	176

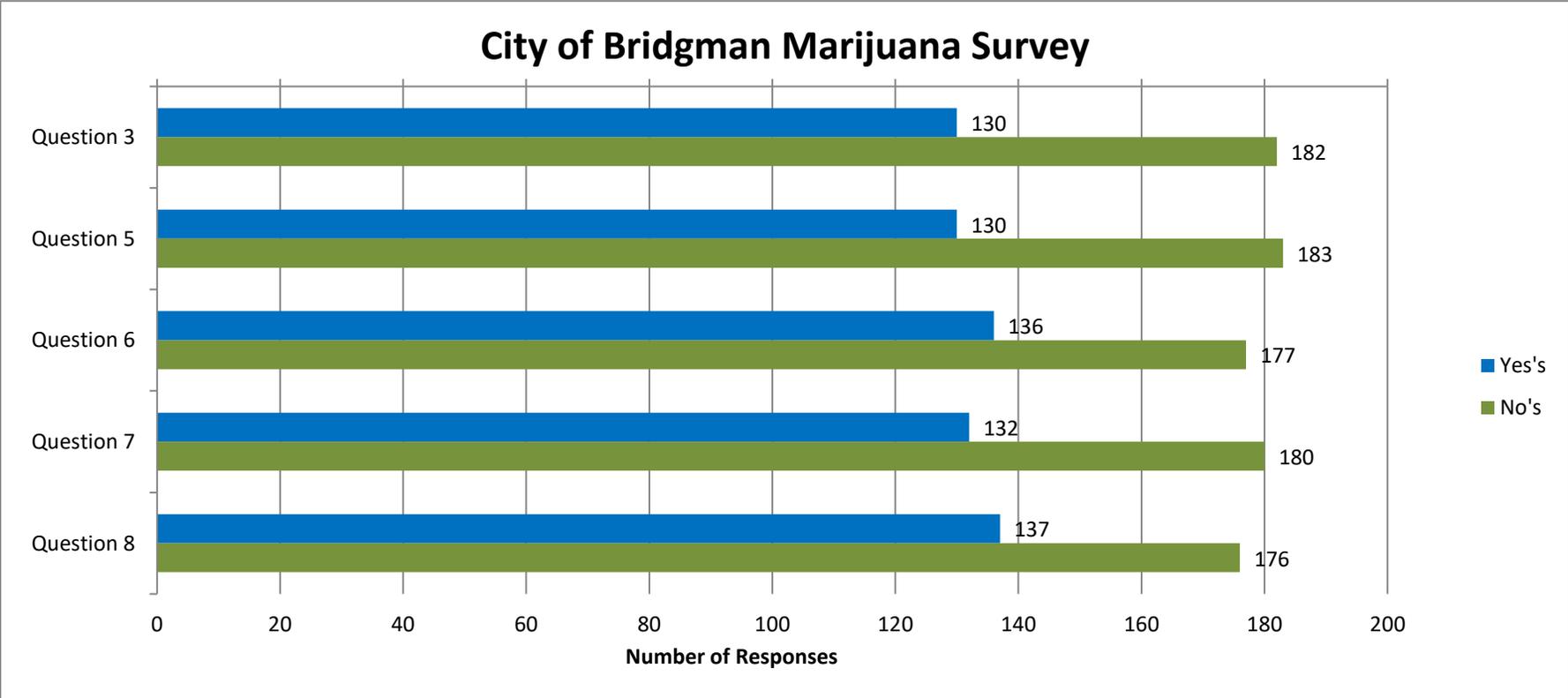


Table 1

BRIDGMAN PLANNING COMMISSION REVIEW OF MASTER PLAN GOALS AND ACTION STRATEGIES			
			Updated 6/15/21
Master Plan Goal Number	Goal Description		Planning Commission Recommendation
Action Items			
<b>HOUSING AND NEIGHBORHOODS</b>			
<b>Goal 1</b>	<b>Residential units in Bridgman will include a broad range of housing types, including duplexes, rowhouses, live/work buildings, second-floor apartments, and detached homes.</b>		
<b>1a</b>	Evaluate the City's housing stock to determine if the form-based zoning ordinance is creating a broad range of housing types		The Habitat Project will help achieve this goal.
			1. Review Sq Ft standards. 2. Look at empty lots - do these areas have the appropriate lot size requirements?
<b>1b</b>	Promote new housing opportunities, including redevelopment and infill opportunities within downtown and along Lake Street.		The potential Townhouse development will help achieve this goal. ( The Ryan Fitzpatrick proposal.)
			None at this time.
<b>1c</b>	Allow for a range of housing types to provide residents the opportunity to progress through various life stages while maintaining their attachment to particular area of the City.		See 1d.
			None.

<b>1</b>	Support and encourage the development of quality senior housing and assisted living facilities to meet expected demand.			Invite Realtor for discussion of plans for existing Nursing Home bldg and empty lot.
<b>1e</b>	Consider adjusting the zoning ordinance to enable the construction or redevelopment of smaller homes.			1. Review Sq Ft standards. 2. Look at empty lots - do these areas have the appropriate lot size requirements?
<b>Goal 2</b>	<b>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.</b>			
<b>2a</b>	Maintain a building maintenance enforcement program and a full-time compliance officer.		The current Building Inspector and Police Department, working jointly to enforce codes, are sufficient to address this item.	None.
<b>2b</b>	Evaluate the capacity and willingness of neighborhoods for accommodating seasonal rentals.		It is possible to set up rental provisions on a neighborhood basis through the Zoning Ordinance.	Consider citywide survey for this issue.
<b>2c</b>	Project the character, safety, and historical patterns of development in residential neighborhoods from inappropriate development.		Zoning Ordinance as written is sufficient.	None.
<b>2</b>	Strengthen and enforce a tree protection and replacement ordinance for public property within residential areas.		This will require further research into the existing ordinances.	Research existing ordinances.

2e	If feasible, install sidewalks and/or pathways in each neighborhood and fill in missing sidewalk infrastructure.		This is being pursued (i.e. Donna/Vista project) but there is no formal program. Minimal \$\$ is budgeted to repair broken sidewalks.	Discuss budgeting funds for sidewalk repairs with Council.
2f	Enforce safe speeds and stop signs on neighborhood streets to enhance safety for drivers and residents.		More traffic enforcement may be needed as budget allows. Speed/radar signs (portable) would be helpful.	Investigate portable speed/radar signs that could be moved around.
2g	Encourage the development and maintenance of parks and other safe and attractive gathering spaces in all neighborhoods.		Need input from Parks Dept. Possible grant applications for playground equipment (?)	Request input from Parks Dept.
<b>Goal 3</b>	<b>Residents will have the skills and resources necessary to improve and maintain their homes.</b>			
3a	Evaluate the construction/building permitting process to improve, streamline, and clarify if possible, and continue to seek input from builders for standardization.		Received good input from Building Inspector on improvements that have been made.	Issue resolved for the time being based on process improvements described by the City Building Inspector.
<b>TRANSPORTATION AND CONNECTIVITY</b>				
<b>Goal 4</b>	<b>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.</b>			
4a	Evaluate and implement, if feasible, a requirement for shared driveways and cross-access agreements for compatible adjacent land uses along Red Arrow Highway.		In place for Interstate Gateway District.	Check other Zoning districts for shared driveway requirements along Red Arrow Highway.

<b>4b</b>	Continue to support and modify as necessary the streetscape design standards outlined in the zoning ordinance.		These standards are in place. Continue to support these standards.	None.
<b>4c</b>	Continue to incorporate low-impact development (LID) tools in streetscape designs to establish green streets.		These standards are in place.,	None.
<b>4</b>	Consider electric car charging stations at key locations, including City Hall and Weko Beach.		Select potential locations for charging stations. Evaluate feasibility of providing electrical service.	Research requirements, cost, etc.
<b>4e</b>	Continue to explore the feasibility of a transportation system to help bring people from Weko Beach to downtown and vice versa.		Currently on hold during the Covid pandemic.	None.
<b>Goal 5</b>	<b>Non-motorized connections, including sidewalks, bicycle paths, and recreational trails, will serve all areas of the community offering safe, attractive, and barrier-free connectivity.</b>			
<b>5a</b>	Install sidewalks and/or pathways throughout the City and fill in missing sidewalk infrastructure, where feasible.		See Goal 2e.	See Goal 2e.
<b>5b</b>	Continue to work with the DNR and officials at Warren Dunes State Park to establish a trail connection to Weko Beach and Lake Street.		Berrien County Parks Dept previously identified this as a high priority project. Sent e-mail requesting status 3/20/21. Berrien County Parks responded that this is still on project list but no funds are currently budgeted.	Contact Berrien County Parks Dept to investigate status.

<b>5c</b>	Develop and implement trails and pathway designs that minimize runoff through the use of porous services.		A standard is needed but there are no trail projects currently in the works.	None at this time.
<b>5</b>	Continue to participate in county and regional intra- and inter-county railway planning to offer trail connectivity between downtown Bridgman and the outlying population centers.			Sent e-mail to Friends of Berrien County Trails requesting to be kept informed of trail projects.
<b>5e</b>	Promote and implement a community or vendor bicycle-sharing program between downtown Bridgman and Weko Beach.		On hold due to Covid situation (?)	None at this time.
<b>5f</b>	Continue to retrofit existing sidewalk crossings with accessible ramps to provide increased accessibility.		There is no City wide initiative. Some ramps are in place. Recommend that the City continue installing ramps on a small scale.	Recommend to Council that the City continue to install ramps as budget allows.
<b>5g</b>	Identify areas of the City that are not conducive to safe bicycling, running, and walking due to a lack of lighting or poor surface conditions. Develop a plan to improve these routes.			Start with brief statement in the "Buzz". Identify needs of cyclists and runners.
<b>EMPLOYMENT AND THE ECONOMY</b>				

<b>Goal 6</b>	<b>Bridgman will be a vital economic center in Southwest Michigan with a variable balance of clean manufacturing technology, healthcare, agriculture, professional and seasonal services, hospitality, retail, and institutional employment.</b>		
<b>6a</b>	Support the activities of the Greater Bridgman Area Chamber and Growth Alliance and its strategic planning for economic development and business retention.		We support this goal. One example is the Social District.
<b>6b</b>	Support the development of a “new business relocation guide” to make prospective entrepreneurs aware of available sites within the City, and assist with the permitting process to legally occupy and operate in the City.		The City supports the Cornerstone Alliance. Refer to the CGA for updates.
<b>6c</b>	Research the viability of offering alternative incentives for development, such as density bonuses for providing a percentage of affordable housing units.		Such an incentive is covered by housing projects.
<b>6d</b>	Continue to support the Lake to Grapes marketing and branding program for the community and consider establishing a similar branding campaign for micro brewing.		Such a program is on hold. Refer to the CGA for updates.

6e	Continue to discuss the impacts and opportunities that might come if the Cook Power Plant were decommissioned or if Whirlpool relocation or downsizing occurs.		A study is in progress.	
<b>Goal 7</b>	<b>Commercial and industrial development will be clean, attractive, and efficiently designed to adapt to changing business needs.</b>			
7a	Evaluate if the City has streamlined permitting and approval process for job-generating economic development projects.		Processes have been streamlined. Refer to goal 3a.	
7b	Consider establishing requirements for electric vehicle parking infrastructure.		Research is in progress on cost and installation alternatives.	
<b>Goal 8</b>	<b>Bridgman will include world-class education and training opportunities and facilities.</b>			
8a	Improve access to high-speed and reliable wireless broadband service throughout the community.			
8b	Strengthen collaboration between the schools and local business community.			
8c	Encourage curriculum development with local schools to learn about careers in manufacturing and agriculture.			

<b>8d</b>	Explore the possibility of developing and then satellite campus within the region.			
<b>8e</b>	Assure the development of well prepared and educated students/young people ready to compete in the global knowledge economy.			
<b>8f</b>	Assure the development of a well prepared and educated workforce that is continually ready to compete in the global knowledge economy.			
<b>Goal 9</b>	<b>Hospitality and tourism will be an important part of the local economy, structured to offer visitors year-round memorable and enjoyable experiences while balancing the interests of local residents and the other key sectors of the economy.</b>			
<b>9a</b>	Use the study completed by the Greater Bridgman Area Chamber and Growth Alliance to recruit and build a hotel in the City.			
<b>9b</b>	Continue to pursue the development of a small-scale movie theater.			
<b>9c</b>	Evaluate capacity of neighborhoods for accommodating seasonal rentals, and establish standards to balance local interests with hospitality and investment objectives.			

9d	Develop and implement improved communication channels to communicate with seasonal residents (e.g., “snow birds” when they have left town for the winter, and summer residents from Chicago.			
9e	Support “buy local” programs.			
9f	Continue to look for opportunities to market Bridgman as a “Trail Town” along the Lake Michigan Water Trail.			
9g	Evaluate opportunities for encouraging longer-term winter activities in addition to the existing weekend festivals.			
9h	Continue to allow food trucks at Weko Beach and/or at a vacant location in the downtown.			
<b>NATURAL FEATURES AND THE ENVIRONMENT</b>				
<b>Goal 10</b>	<b>The preservation and enhancement of natural features of the community will be a central consideration in all civic decisions in Bridgman. Buildings and infrastructure will be planned, constructed, and maintained to protect and improve the quality of the natural environment while serving the needs of the population and giving residents and visitors appropriate access to enjoy natural features.</b>			

<b>10a</b>	Develop a green infrastructure plan to enhance and sustain the natural features of the City and the ecological interaction of those features, within the context of the built environment and the community.			
<b>10b</b>	Establish goals and ordinances to increase percent tree cover, especially east of Red Arrow highway.			
<b>10c</b>	Adhere to the 10-20-30 formula for municipal street tree planting (no more than 10% of a single species, no more than 20% of a single genus, and no more than 30% of a single family.)			
<b>10d</b>	Look for opportunities to establish green roofs on buildings.			
<b>10e</b>	Encourage programs to promote energy conservation in municipal operations and in local businesses and residences.			
<b>10f</b>	Evaluate the local ordinance to support renewable energy, and adjust as needed to improve feasibility and encourage use.			

10g	Work with local builders to host energy efficiency training programs such as LEED, and encourage builders to seek professional certifications in these programs.			
10h	Identify methods to encourage the development of energy-efficient buildings and sites, such as an energy audit program.			
10i	Encourage residential and commercial rainwater capture and reuse.			
10j	Install, or continue to retrofit existing, light fixture with energy-efficient light fixtures.			
<b>INFRASTRUCTURE AND GOVERNANCE</b>				
<b>Goal 11</b>	<b>Bridgman’s public facilities, including roads, utilities, parks and buildings, will be carefully planned, constructed, and maintained to effectively serve the needs of current and future generations.</b>			
11a	Periodically review the policies, goals, and objectives of the City’s Master Plan.			

<b>11b</b>	Develop assured sources of revenue to support strong maintenance programs for public infrastructure, buildings, and facilities.			
<b>11c</b>	Undertake an evaluation of City buildings and facilities to identify improvements to reduce energy consumption and stormwater runoff and implement those that prove feasible.			
<b>11d</b>	Regularly review (and update as necessary) the future land use map and coordinate with adjacent communities whenever possible.			
<b>11e</b>	Coordinate capital improvement projects such as street projects with other infrastructure projects to minimize disruption.			
<b>11f</b>	Provide incentives for on-site stormwater treatment to reduce standing water.			
<b>11g</b>	Study the capacity of the stormwater sewer system to better understand if it can handle heavy precipitation events.			

<b>11h</b>	Require street vacuuming or street sweeping on a regular basis.			
<b>11i</b>	Limit the percentages of impervious surfaces in new developments wherever possible.			
<b>12a</b>	Work with local schools to expand curriculum on local government processes.			
<b>Goal 12</b>	<b>Information on planning, development and governmental decision-making will be broadly available through numerous sources of outreach, and community participation in local governance will be informed, thoughtful, and transparent.</b>			
<b>12b</b>	Improve communication among elected officials, appointed officials, and City staff to promote understanding of roles.			
<b>12c</b>	Improve feedback mechanisms for citizens and visitors to provide more timely and robust input regarding issues and concerns.			
<b>Goal 13</b>	<b>Bridgman will be a leader in Southwest Michigan in working with other units of government, state agencies, schools and special authorities to manage growth and to plan and deliver services to the residents and businesses of the area in the most effective, efficient, and transparent manner possible.</b>			

13a	Work with neighboring communities to form a Joint Planning Commission to improve inter-local coordination and communication and to consider common planning strategies and issues of sustainability in a regional context.			
13b	Cooperate with other area communities in the evaluation and implementation of any joint approach to service delivery.			
13c	Collaborate with local units of government to buy locally to achieve a balance between the lease dollar cost and the smallest carbon footprint to meet government needs.			
<b>Goal 14</b>	<b>RESILIENCY</b>			
<b>14a</b>	Coordinate with Bridgman Public Schools to incorporate resiliency and environmental education curricula, and to encourage volunteer opportunities for community projects that support resiliency efforts.			

<b>14b</b>	Develop a best practices plan to provide educational information to homeowners living within sensitive landscapes (e.g., native vegetation, shoreline stabilization, erosion prevention, etc.)			
<b>Goal 15</b>	<b>Bridgman will be prepared for natural disasters.</b>			
<b>15a</b>	Identify and review emergency preparedness plans.			
<b>15b</b>	Identify existing and potential new locations for emergency shelters.			
<b>15c</b>	Establish and network of organizations and resources to assist post-emergency efforts.			
<b>15d</b>	Enhance existing and/or establish redundant public emergency communications systems.			
<b>Goal 16</b>	<b>All residents will have access to affordable, locally sourced foods.</b>			
<b>16a</b>	Consider enhancing the current site of the Farmer's Market, including providing for electricity.			
<b>16b</b>	Encourage daily destinations such as grocery stores to accommodate bicyclists and pedestrians in their site plans.			

<b>16c</b>	Support and promote convenient access to local food sources such as roadside stands, edible landscaping and front-yard gardens.			
<b>16d</b>	Support the use and development of community gardens and establish regulations to promote them.			
<b>Goal 17</b>	<b>The sensitive natural landscapes that distinguish the Bridgman landscape will be protected as context-sensitive development will be carefully planned.</b>			
<b>17a</b>	Consider changing the setback in the Residential Lake District for Lake Michigan fronting properties to more than 25 feet.			
<b>17b</b>	Consider establishing an overlay district that would not allow for placement of a seawall or any other hardening along Lake Michigan.			
<b>17c</b>	Discuss adopting a similar provision with planning and legislative officials in Lake Township.			
<b>17d</b>	Establish a pilot program for the use of native vegetation in order to stabilize sensitive landscapes.			

<b>17e</b>	Require buffers around all wetlands to prevent imprudent development in high-risk areas, prevent the degradation of natural features, and protect water quality.			
<b>17f</b>	Move the flood plain district ordinance from the “general ordinances” into the zoning ordinance, with regard to development in flood-prone areas.			
<b>17g</b>	Consider requiring elevation certificates for new structures within the flood plain district.			
<b>17h</b>	Expand the flood plain district to include areas that fall within the “500-year flood zone”.			
	End			