



**CITY OF BRIDGMAN**  
**PLANNING COMMISSION AGENDA**  
**Thursday, October 21, 2021, 5:30 P.M.**  
**City Hall, 9765 Maple Street, Bridgman, MI 49106**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVE/AMEND AGENDA OF OCTOBER 21, 2021
- V. HEARING OF CITIZENS
- VI. APPROVAL OF MINUTES OF SEPTEMBER 16, 2021
- VII. NEW BUSINESS
- VIII. UNFINISHED BUSINESS
  - 1. SHORT TERM RENTAL REGULATION – continue discussion of amendment language
  - 2. MARIJUANA REGULATION – review information sheet for different marijuana business licenses
  - 3. MASTER PLAN GOALS AND OBJECTIVES – Continue review
- IX. STAFF UPDATE
- X. ADJOURNMENT

**CITY OF BRIDGMAN  
PLANNING COMMISSION  
REGULAR MEETING  
SEPTEMBER 16, 2021  
5:30 PM**

The regular meeting of the Bridgman City Planning Commission was held on September 16, 2021 at City Hall, 9765 Maple Street, Bridgman, MI and called to order by Chair Hurray at 5:30 p.m.

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

**MEMBERS ABSENT:** None

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

Pledge of Allegiance was led by the board.

**APPROVE/AMEND AGENDA:**

**Motion** by Member Herrman, seconded by Member Kading to approve the agenda for September 16, 2021 as presented, **voice vote, motion carried unanimously.**

**APPROVE MINUTES:**

**Motion** by Member Crocker, seconded by Member Woerdehoff to approve the July 15, 2021 minutes as presented, **voice vote, motion carried unanimously.**

**HEARING OF CITIZENS:**

- No one wished to be heard.

**NEW BUSINESS:**

**Short term rental regulation – discuss adoption of clarifying amendments and a more user-friendly format**

Building Official Mattner has been hammering down on short-term rental uses and sending out notices to the property owners when found in violation of the city's ordinances. Four (4) out of the eight (8) have come into compliance but two (2) have lawyered up. He recently got together with Attorney Senica and Manager Ganum to work on language to make the definition of a short-term rental more user-friendly.

Attorney Senica explained that the current language under the definition of single family clearly states you may not reside in a residential dwelling for less than six months. Mattner recently received an inquiry from a gentleman that has read through the City's Zoning Ordinances and pointed out that the city technically does not allow short-term rentals anywhere within the city. In the past, the city has allowed some short-term rentals in a commercial district, and she asked the board if they are

comfortable with making a provision to the current ordinance to allow short-term rentals in the commercial district, subject to certain regulations. Also, the definition of hotel in the current Zoning Ordinance needs to be changed to allow the current commercial buildings such as the Monogram Hotel and Sunset Landings apartments to come back into compliance. The definition of hotel and lodging needs to be changed back to read “with or without a cooking facility”.

Mattner stated there was an R4 district in the previous Zoning Ordinance from 2006 that allowed lodging houses and tourist homes. When the ordinance was updated, some of the wording was changed which now reads cooking facilities are not allowed. This means that technically, the Monogram for instance is legal non-conforming.

Ganum stated that Zoning Ordinance are usually more user friendly in finding what is or is not permissible in each district such as short-term rentals. The only districts being discussed tonight are properties along Red Arrow Highway and Lake Street. These properties include the four (4) Form Generating Districts: Downtown Core, Commercial Gateway, Downtown Edge, and Neighborhood Edge. There are houses along Lake Street that are within these districts and he posed the question to the board on whether those houses should be allowed or not allowed to have short-term rentals.

The board discussed the information presented at length with the following talking points:

- Which zoning districts should allow short-term rentals. The way that Lake Street is configured, it is hard to pinpoint where short-term rentals are allowed.
- If short-term rentals were allowed for houses along Lake Street, would that create any safety issues with kids walking along those sidewalks.
- The intent of the residential houses along Lake Street was to keep those houses as residential, not commercial.
- Changing the definition of hotel/lodging to allow cooking facilities which was allowed in the previous Zoning Ordinance.

Ganum stated that Senica, Mattner and himself would draft language to amend the Zoning Ordinance and bring it back to present to the board at the next regular meeting in October.

#### **UNFINISHED BUSINESS:**

##### **Marijuana survey – Discuss next steps**

The board discussed the different options that they could take as next steps:

- Create a list of questions and visit a few other communities such as Buchanan, Niles, and Bangor to talk with the police departments, city manager, and mayor to get objective opinions of the impact of having marijuana facilities.
- Possibly creating another survey to send out to the Bridgman residents. Holm went over the cost estimates of sending out information with the next tax bill or by doing it at a separate time.
- Senica can get the board updated information on the different types of marijuana business licenses. The board can then get that information out to the residents by either a mailer, through the Community Buzz, or on the website.
- The board could hold a public hearing or forum to allow for an informational matter of fact presentation done by a speaker from the Michigan State extension. In doing it this way, the city is not connected or endorsing the information presented. A couple different options were

discussed on how the residents would be able to ask their questions to get answered. If residents have more questions after the speaker has finished the presentation, they can also contact the speaker afterward through email.

**Motion** by Member Woerdehoff, seconded by Member Truesdell to put together an informational sheet regarding the different marijuana business licenses, and obtain contact information for the Michigan State Extension for the next regular meeting, **voice vote, motion carried unanimously.**

#### **Master Plan Goals and Objectives – Continue Review**

The board revisited goal 7b and discussed the remainder of goal 9 (9d – 9h) tonight and will pick back up on goal 10 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.

#### **STAFF UPDATE:**

Ganum answered questions from the board about things that are going on in town. He gave the following update:

- Rochefort's business will be moving into the previous Eric's Café building.
- Casey's is still scheduled to break ground sometime this month. The permits have already been issued.
- Transient owner did purchase the Chase Bank building. He has been in contact with Transient's manager on ideas that they may have for the properties he now owns abutting Transient.
- Habitat for Humanity is working on a Conditional Rezoning request that the board should see on the agenda for October.
- Ganum and Chair Hurray will be meeting with a lady from Stelter Farms, Rita Depedro next week. She is very interested in planning and how the city is obtaining measurable goals.

#### **ADJOURNMENT:**

**Motion** by Member Truesdell, seconded by Member Woerdehoff to adjourn the meeting at 7:04 p.m., **voice vote, motion carried.**

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Tom Woerdehoff, Secretary

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Allyson Holm, City Clerk/Recording Secretary

## Bridgman Zoning Ordinance – Short Term Rentals - Amendments

### PROPOSED NEW:

Hotel/Lodging: A building where the primary use is lodging, with or without meals, furnished to transient, temporary, or resident guests for compensation, ~~and~~ containing more than four (4) rooms for sleeping quarters which may or may not have ~~ing no~~ a kitchen or individual cooking components such as a microwave, hotplate, toaster, coffee maker, and/or refrigerator, ~~in any individual lodging, but~~ and which building may or may not also have a restaurant on the premises.

OLD: Hotel/Lodging: A building where lodging with or without meals is furnished to transient or resident guests for compensation and containing more than four (4) rooms for sleeping and having no cooking facilities in any individual lodging, but wherein a restaurant may or may not be located

Short-term rental: temporary use or rental of a single-family or multiple-family dwelling, or other residential dwelling for a sum of money, currency, or other valuable consideration, for a period of time that is less than six months, by a family or other group of individuals that is not living together on the premises, but rather is occupying the premises as transient or temporary guests at the premises for purposes of vacationing, seasonal or recreational purposes, or any purpose other than living and residing together in a permanent nature at the premises.

A residential dwelling under this definition that is rented not more than two times per calendar year for less than three weeks (21 days) total for both rentals will not be considered a “short-term rental” under this definition.

Short-term rentals are not allowed in the following zoning districts: Residential Lake District, Residential Suburban District, Residential Central District, Downtown Edge District, Neighborhood Edge District), but short-term rentals of residential dwellings are allowed in every other zoning district.

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.

<b>2e</b>	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.
<b>2f</b>	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.
<b>2g</b>	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>			
<b>3a</b>	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>			
<b>4a</b>	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.		A County survey is being done. Bridgman will participate. Funding is being made available. Weko Beach may benefit from this.	
8b	Strengthen collaboration between the schools and local business community.		Some partnerships such as "portfolio days" (mock interviews) are done, preparing students for the working world.	
8c	Encourage curriculum development with local schools to learn about careers in manufacturing and agriculture.		For Manufacturing, Bridgman has led the way in the County, partnering with various businesses. The Agriculture piece needs focus.	

<b>8d</b>	Explore the possibility of developing and then satellite campus within the region.		Although no colleges have planned satellite campuses near Bridgman, this issue is somewhat in place in Bridgman High School students having the opportunity to earn college.
<b>8e</b>	Assure the development of well prepared and educated students/young people ready to compete in the global knowledge economy.		Bridgman schools have programs for diversity inclusion which prepares students for the working world outside of Bridgman.
<b>8f</b>	Assure the development of a well prepared and educated workforce that is continually ready to compete in the global knowledge economy.		Research is needed on the feasibility of providing links on the City of Bridgman website to trade schools and other training opportunities.
<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.		Studies have been done that show Bridgman can support a hotel. Developers have not proceeded with a hotel project however.
<b>9b</b>	Continue to pursue the development of a small-scale movie theater.		The City would welcome a theater but in the COVID climate no projects have been pursued.
	<b>Residents will have the skills and resources necessary to improve and maintain their homes.</b>		

9c	Evaluate capacity of neighborhoods for accommodating seasonal rentals, and establish standards to balance local interests with hospitality and investment objectives.		This issue is being discussed at the State level. Bridgman opposes the general approval of season rentals with no local control.	
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.		The "Bridgman Buzz" and City of Bridgman website are available for community updates.	
9e	Support “buy local” programs.		The weekly outdoor market is a good opportunity to support local farmers and artists. The City should consider a buy local policy in the procurement process.	
9f	Continue to look for opportunities to market Bridgman as a “Trail Town” along the Lake Michigan Water Trail.		We are in communication with Friends of Berrien Trails and Chikaming Open Lands and welcome the interaction.	
9g	Evaluate opportunities for encouraging longer-term winter activities in addition to the existing weekend festivals.		Could not identify opportunities for winter festivals or other community activities.	
9h	Continue to allow food trucks at Weko Beach and/or at a vacant location in the downtown.		Food truck service is available periodically in Bridgman.	

	<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.			
<b>10g</b>	Work with local builders to host energy efficiency training programs such as LEED, and encourage builders to seek professional certifications in these programs.			
<b>10h</b>	Identify methods to encourage the development of energy-efficient buildings and sites, such as an energy audit program.			
<b>10i</b>	Encourage residential and commercial rainwater capture and reuse.			
<b>10j</b>	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>			

<b>11a</b>	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.			

11g	Study the capacity of the stormwater sewer system to better understand if it can handle heavy precipitation events.			
11h	Require street vacuuming or street sweeping on a regular basis.			
11i	Limit the percentages of impervious surfaces in new developments wherever possible.			
12a	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>			
12b	Improve communication among elected officials, appointed officials, and City staff to promote understanding of roles.			
12c	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>RESILIENCY</b>			
Goal 14	<b>The City will be a resource and educator for Bridgman residents on the importance of developing and maintaining a resilient community.</b>			
14a	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			