



**CITY OF BRIDGMAN**  
**PLANNING COMMISSION AGENDA**  
**Thursday, November 11, 2021, 5:30 P.M.**  
**City Hall, 9765 Maple Street, Bridgman, MI 49106**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVE/AMEND AGENDA OF NOVEMBER 11, 2021
- V. HEARING OF CITIZENS
- VI. APPROVAL OF MINUTES OF OCTOBER 21, 2021
- VII. NEW BUSINESS
- VIII. UNFINISHED BUSINESS
  1. MASTER PLAN GOALS AND OBJECTIVES – Continue review
- IX. STAFF UPDATE
- X. ADJOURNMENT

**CITY OF BRIDGMAN  
PLANNING COMMISSION  
REGULAR MEETING  
OCTOBER 21, 2021  
5:30 PM**

The regular meeting of the Bridgman City Planning Commission was held on October 21, 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, Gene Herrman, Dorothea Crocker (arrived at 5:43 p.m.)

**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 Woerdehoff to approve the agenda for October 21, 2021 as presented, **voice vote, motion carried unanimously.**

**HEARING OF CITIZENS:**

- No one wished to be heard.

**APPROVE MINUTES:**

**Motion** by Member Parsons, seconded by Member Truesdell to approve the September 16, 2021 minutes as presented, Member Herrman wanted the word “possibly” either changed or struck from the section under *Marijuana Survey – Discuss next steps* “Possibly creating another survey...” The board discussed and decided to keep the wording as is and approve the minutes as presented, **voice vote, 6 – yeas and 1 – nay, motion carried.**

**NEW BUSINESS:**

No new business was had.

**UNFINISHED BUSINESS:**

**Short Term Rental Regulation – continue discussion of amendment language**

Ganum stated that short-term rentals are not an issue right now in Bridgman, but the language needs to be changed to make it more user friendly and address the issue of excluding all short-term rentals within

the city. Accommodations need be made for those that currently exist which are legal non-conforming. Attorney Senica prepared some language for the board to look over.

Member Crocker arrived at 5:43 p.m.

Attorney Senica passed out proposed new language for the definition of Hotel/Lodging and Short-term rentals.

**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.**

Attorney Senica explained how serious the housing crisis is for families wanting to purchase housing close to where they work. The City Council made a legislative decision and passed a resolution this year that states the City is against proposed HB 4722 that would allow short-term rentals anywhere and takes away the local level of restricting short-term rentals through the Zoning Ordinances.

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

- Possibly putting short-term rentals under a Special Land Use in certain districts. Attorney Senica explained what is involved in obtaining a Special Land Use permit.

- The Hotel/Lodging definition can be acted on separately from the short-term rental definitions.
- Member Crocker is in favor of allowing short-term rentals throughout the City.
- The City of New Buffalo is currently having issues with short-term rentals, and they are wanting to revert back to making it more restrictive. There were only 26 this year that graduated from High School. This is also happening in Arizona where two schools have closed due to the reduced number of children in the school systems.
- The board was in favor of the proposed language for Hotel/Lodging in the Zoning Ordinance.
- The board went through the short-term rental language that was proposed. They agreed the first paragraph is great. The second paragraph is controversial and should probably be taken out from the definition. The board discussed the third and final paragraph at length and discussed what residential districts if any should be allowed.
- There are quite a few inquiries that come into City Hall on a regular basis asking if short-term rentals are allowed.

Attorney Senica explained that a spreadsheet can be created with each zoning district color coded with options of short-term rentals being an allowed use, not allowed, or allowed by Special Land Use. She will omit paragraph 2 (two) from the definition of short-term rentals and move forward with the proposed language for the definition of Hotel/Lodging.

**Motion** by Member Herrman, seconded by Member Woerdehoff to set a public hearing for the new language for Hotel/Lodging definition on December 16, 2021 at 6:30 p.m. with the regular meeting to start at 5:30 p.m., **voice vote, motion carried unanimously.**

#### **Marijuana regulation – review information sheet for different marijuana business licenses**

Chair Hurray recently spoke with the City of Niles Administration on how marijuana facilities are working out and what impacts there are on the city. He is waiting to hear back from the City of Buchanan as well. He will send the information he received to the board after he speaks to Buchanan.

Attorney Senica passed out an informational sheet that describes the different licenses for Medical Marijuana. If the board likes the format, she will include the two additional facility types that is allowed with Recreational Marijuana. This format makes it easy for everyone to read and digest. The board agreed that they liked the format presented.

The board continued discussion on what the next steps should be to get more information out to the Bridgman residents on the different marijuana licenses and what mechanism should be used to get more feedback from the residents. They think that the residents may get confused if the City does another marijuana survey since one was just recently done. Information could go into the Buzz that explains that the City Council is wanting more feedback from residents because the last survey results were so close. Information on the different marijuana licenses could be placed on the city's website and hard copies could be available at City Hall. That way the residents can be more informed in advance of holding a public forum early next year. The location of that meeting will need to be determined.

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

The board went through Goal 10 *Natural Features and the Environment* tonight. 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:**

- Mattner explained the situation with the pizza oven at Emma's Hearth and Market. The State is in charge for plan reviews of certain equipment, and Emma's didn't install the oven per the State's recommendation, nor did they pull a mechanical permit and the State denied them.
- Lake Street Eats is looking at reopening under new owners. Their plan is to expand to the adjacent building that is currently being used for storage.
- Rocheforts is moving into the building that the former Eric's Café was in, and they are currently working on signage.
- Casey's is currently going out to bid and waiting to break ground.
- No update on Dominion or the Chase building that the owner of Transient purchased.
- The previous Early Bird building is clearing out the back garage, that is why there is a dumpster there. The house off of Baldwin Road is now separated from that property and can be sold.
- Everyone has been doing a great job with supporting the food trucks.
- Member Woerdehoff stated that Tabor Hill Winery is not on the city sewer system. Both Mattner and Ganum stated they were not aware of that.

**ADJOURNMENT:**

**Motion** by Member Herrman, seconded by Member Kading to adjourn the meeting at 7:16 p.m., **voice vote, motion carried.**

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Tom Woerdehoff, Secretary

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Allyson Holm, City Clerk/Recording Secretary

Table 1

BRIDGMAN PLANNING COMMISSION REVIEW OF MASTER PLAN GOALS AND ACTION STRATEGIES				Updated 10/26/21
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.		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>		

<b>9c</b>	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.	
<b>9d</b>	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.	
<b>9e</b>	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.	
<b>9f</b>	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.	
<b>9g</b>	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.	
<b>9h</b>	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.		Site plans requier retention ponds and surface drainage to ground, but there is no formal green infrastructure plan for the City.	
<b>10b</b>	Establish goals and ordinances to increase percent tree cover, especially east of Red Arrow highway.		No such goals or ordinances are in place.	
<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.)		This formula is not being used.	
<b>10d</b>	Look for opportunities to establish green roofs on buildings.		The City is not opposed to green roof usage but no applications have been made.	

<b>10e</b>	Encourage programs to promote energy conservation in municipal operations and in local businesses and residences.		The City has taken advantage of programs (i.e., through AEP) for City buildings, but not promote energy conservation by others.	
<b>10f</b>	Evaluate the local ordinance to support renewable energy, and adjust as needed to improve feasibility and encourage use.		There is no such local ordinance.	
<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.		State Codes, utilized by the City, require a certain percentage of LED lighting. No programs are in place to work with local builders.	
<b>10h</b>	Identify methods to encourage the development of energy-efficient buildings and sites, such as an energy audit program.		This is covered in Building Codes and the permit process.	
<b>10i</b>	Encourage residential and commercial rainwater capture and reuse.		This is not being done.	
<b>10j</b>	Install, or continue to retrofit existing, light fixture with energy-efficient light fixtures.		This has been implemented at City Hall and the City DPS building.	
<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>			
<b>Goal 14</b>	<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			