



**CITY OF BRIDGMAN  
PLANNING COMMISSION AGENDA  
Thursday, December 16, 2021, 5:30 P.M.  
City Hall, 9765 Maple Street, Bridgman, MI 49106**

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

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approve/Amend Agenda** for December 16, 2021
- 5. Approval of Minutes** of November 11, 2021
- 6. Hearing of Citizens**
- 7. New Business**
  1. Consideration of an extension to the approved site plan for the proposed Casey's at 10299 Red Arrow Highway.
  2. Approval of the 2022 Planning Commission meeting schedule.
  3. Proposed zoning amendment - staff to describe recommended action to amend the Bridgman Zoning Ordinance to allow Planned Unit Developments in order to facilitate growth and development.
- 8. Old Business**
  1. Continue review of Master Plan goals and objectives.
- 9. Open Public Hearing**

**CITY OF BRIDGMAN  
PLANNING COMMISSION  
PUBLIC HEARING  
THURSDAY, DECEMBER 16, 2021  
6:30 P.M.**

**1. PURPOSE OF THE PUBLIC HEARING**

The Bridgman Planning Commission proposes to amend the definition of Hotel/Lodging in the Bridgman Zoning Ordinance:

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 haveing 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.

EXISTING: 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

**2. PRESENTATION BY THE PETITIONER**

**3. PUBLIC COMMENTS**

**4. CORRESPONDENCE**

**5. CLOSE THE PUBLIC COMMENTS SESSION**

**6. SESSION FOR COMMISSION TO ASK QUESTIONS AND ADDRESS THE CHAIR ON THE PETITION**

**7. CLOSE THE PUBLIC HEARING AND RESUME THE REGULAR MEETING**

**10. New Business**

1. Consideration of an amendment to the Bridgman Zoning Ordinance to recommend an amendment of the definition of Hotel/Lodging to the Bridgman City Council.

**11. Staff Update**

**12. Adjournment**

**CITY OF BRIDGMAN  
PLANNING COMMISSION  
REGULAR MEETING  
NOVEMBER 11, 2021  
5:30 PM**

The regular meeting of the Bridgman City Planning Commission was held on November 11, 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, Tom Woerdehoff, Steve Parsons, Richard Kading, Dorothea Crocker

**MEMBERS ABSENT:** John Truesdell, Gene Herrman

**STAFF PRESENT:** City Clerk Holm, City Manager Ganum (arrived at 5:58 p.m.)

Pledge of Allegiance was led by the board.

**APPROVE/AMEND AGENDA:**

**Motion** by Member Parsons, seconded by Member Kading to approve the agenda for November 11, 2021 as presented, **voice vote, motion carried unanimously.**

**HEARING OF CITIZENS:**

- Two people were in the audience that did not wish to speak but have been coming to the meetings to follow updates on the City's stance on marijuana. Chair Hurray told them that Attorney Senica is going to refine some information on the different marijuana licenses and present that to the board at the next meeting. Ganum will be placing something in the upcoming buzz pertaining to marijuana.

**APPROVE MINUTES:**

**Motion** by Member Kading, seconded by Member Woerdehoff to approve the October 21, 2021 minutes as presented, **voice vote, motion carried unanimously.**

**NEW BUSINESS:**

No new business was had.

**UNFINISHED BUSINESS:**

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

The board went through Goals 11 – 13 on *Infrastructure and Governance* 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.

Ganum arrived at 5:58 p.m.

**STAFF UPDATE:**

Ganum updated the board on the following:

- At the next regular meeting, Habitat for Humanity should be giving a presentation and Building Official Mattner will give an update on Casey's.
- He just came from a Chamber event at B&L Information Systems and had an eye opening and enlightening time. The owner shared how the lack of affordable housing is affecting his employees and the potential of additional employees wanting to hire in.
- The County has completed the housing report on housing in Berrien County which explains where the housing shortages are. He will send out the link to the board.
- There is nothing new to share on Casey's, Rochfort's, or Lake Street Eats, but everyone seems to be making progress.

**ADJOURNMENT:**

**Motion** by Member Parsons, seconded by Member Woerdehoff to adjourn the meeting at 6:11 p.m., **voice vote, motion carried.**

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Tom Woerdehoff, Secretary

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Allyson Holm, City Clerk/Recording Secretary



# Zoning Administrator Staff Report

December 9, 2021

City of Bridgman  
9765 Maple Street  
Bridgman, MI 49106  
Office: (269) 465-5144  
Fax: (269) 465-3701

TO: Planning Commission

FROM: Brad Mattner, Zoning Administrator

SUBJECT: Casey's General Store Site Plan Extension

Project: Casey's General Store

Location: 10299 Red Arrow Hwy

Parcel ID: 11-56-0019-0142-22-0

Zoning Permit: PZ21-0026

Back on December 17<sup>th</sup>, 2020 the planning commission approved the site plan for the Casey's General Store w/ fueling stations. Article 8.09(N) - *Expiration of Approved Site Plan. If construction has not commenced within twelve (12) months of site plan approval, approval becomes null and void and a new application for site plan review shall be required. The applicant may request and the Planning Commission may grant extensions to the approved site plan for a period of one (1) year each, provided a written request is received prior to the expiration date and provided that the approved site plan complies with the Zoning Ordinance, as amended. Planning Commission approval shall be required to extend site plans and Zoning Administrator approval shall be required to extend administrative site plans.*

Pursuant to Article 8.09(N) the applicant, Jeffrey Lonchor P.E. from CESO, has submitted a written request to extend the previously approved site plan. The site plan has not changed and is still conforming with our current zoning ordinances. I have also verified that the EGLE Permit along with the Berrien County Soil and Sedimentation Control Permit is still valid and in place. It is my recommendation that the planning commission approve by motion Mr. Lonchor's request for extending Casey's General Store site plan approval through December 17<sup>th</sup> 2022.

Respectfully,

*Brad Mattner*

Brad Mattner  
Zoning Administrator

Attachment: Casey's Site Plan Extension Request Letter dated December 8th, 2021





## 2022 CALENDAR COUNCIL AND BOARDS

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>CITY COUNCIL</b>	<b>1st Monday</b>	3	7	7	4	2	6	5*		6*	3		5
	<b>3rd Monday</b>	17	21	21	18	16	20	18	15	19	17	21	19
	<b>5th Monday</b>	31**								29**			
<b>PLANNING COMMISSION</b>													
<b>3rd Thursday</b>		20	17	17	21	19	16	21	18	15	20	17	15
<b>ZBA</b>	<b>1st Thursday</b>	6	3	3	7	5	2	7	4	1	6	3	1
<b>CGA</b>	<b>2nd Thursday</b>	13	10	10	14	12	9	14	11	8	13	10	8
<b>CIA</b>	<b>2nd Monday</b>	10	14	14	11	9	13	11	8	12	10	14	12
<b>GRSD</b>	<b>4th Wednesday</b>	26	23	23	27	25	22	27	24	28	26	23	28

**Please check the calendar on the city's website: [www.bridgman.org](http://www.bridgman.org) for updated meeting information**

\* Meeting date has changed

\*\* Meeting will be cancelled if there is an election on the following Tuesday

\*\* All Fifth Monday City Council meetings are tentative

BOARD	TIME	LOCATION	ADDRESS
<b>City Council</b>	6:30 p.m.	Bridgman City Hall	9765 Maple St., Bridgman, MI
<b>Planning Commission</b>	6:30 p.m.	Bridgman City Hall	9765 Maple St., Bridgman, MI AS NEEDED
<b>ZBA (Zoning Board of Appeals)</b>	6:30 p.m.	Bridgman City Hall	9765 Maple St., Bridgman, MI AS NEEDED
<b>CGA</b>	8:30 a.m.	Lake Township Hall	3220 Shawnee Rd., Bridgman, MI
<b>CIA (Corridor Imp. Authority)</b>	5:30 p.m.	Bridgman City Hall	9765 Maple St., Bridgman, MI AS NEEDED
<b>GRSD (Galien River Sanitary)</b>	10:00 a.m.	Chikaming Twp. Hall	13535 Red Arrow Highway, Harbert, MI

This notice is posted in compliance with Open Meeting Act, Public Act 267 of 1976, MCL 15.261, et seq., and the Americans with Disabilities Act. Individuals with disabilities requiring auxiliary aids should contact the City Clerk by writing or calling the following:

Allyson Holm, City Clerk (269) 465-5144, 9765 Maple Street, Bridgman, MI 49106.

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

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.
<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>			

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.
4b	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.
4c	Continue to incorporate low-impact development (LID) tools in streetscape designs to establish green streets.		These standards are in place.,	None.
4	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.
4e	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>			
5a	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.

5g	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>				
Goal 6	<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>			
6a	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.	
6b	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.	

6c	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.	
6d	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.	
8d	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.	
8e	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.	
8f	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.	

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>			
10a	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.	
10b	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.		This review is underway by the Planning Commission. The results will be reported to the City Council upon completion.	
<b>11b</b>	Develop assured sources of revenue to support strong maintenance programs for public infrastructure, buildings, and facilities.		The only assured revenue source, other than property taxes, that was identified is trash and recycling revenue. City Council would have to act to dedicate this to maintenance programs. Dedicated millage for roads could be implemented but would not be popular.	
<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.		Energy consumption evaluation was completed. LED lighting was added at City Hall and the DPS building.	

<b>11d</b>	Regularly review (and update as necessary) the future land use map and coordinate with adjacent communities whenever possible.		Master Plan has a land use map for within the City. Have not coordinated with other communities.	
<b>11e</b>	Coordinate capital improvement projects such as street projects with other infrastructure projects to minimize disruption.		Project coordination is done and a 10-year Capital Improvement Plan is utilized.	
<b>11f</b>	Provide incentives for on-site stormwater treatment to reduce standing water.		No incentives are offered for on-site stormwater treatment.	
<b>11g</b>	Study the capacity of the stormwater sewer system to better understand if it can handle heavy precipitation events.		The County Drain Commission and the City have studied the stormwater system and have a plan for maintenance. Certain maintenance activities have not been completed.	
<b>11h</b>	Require street vacuuming or street sweeping on a regular basis.		This is done as resources are available.	
<b>11i</b>	Limit the percentages of impervious surfaces in new developments wherever possible.		No requirements exist for limiting impervious surfaces.	
<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>			

12a	Work with local schools to expand curriculum on local government processes.		This is done through students observing City government, the City Manager speaking at schools, and the Jr. Achievement program.	
12b	Improve communication among elected officials, appointed officials, and City staff to promote understanding of roles.		Communication and roles are fairly well understood. A suggestion is to include information on various boards and commission scope in City staff meetings.	
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.		Some joint meetings are held with Lake Township; however, there is no action to form a joint Planning Commission.	
13b	Cooperate with other area communities in the evaluation and implementation of any joint approach to service delivery.		There is no plan to combine services such as police and fire departments at this time.	

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.		The weekly outdoor market is a good opportunity to support local farmers and artists. City should consider a buy local policy in the procurement process.	
<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.			
14b	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>			
15a	Identify and review emergency preparedness plans.			
15b	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			