

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

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

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

**MEMBERS ABSENT:** Richard Kading

**STAFF PRESENT:** City Clerk Holm, City Manager Ganum, 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 December 16, 2021 as presented, **voice vote, motion carried unanimously.**

**HEARING OF CITIZENS:**

- No one wished to be heard.

**APPROVE MINUTES:**

Chair Hurray inquired about Habitat for Humanity and the housing link from Berrien County that was referenced in the minutes. Ganum said he was hoping to have a video to send with the link. If he doesn't receive the video, he will still send out the link on housing.

**Motion** by Member Crocker, seconded by Member Woerdehoff to approve the November 11, 2021 minutes as presented, **voice vote, motion carried with Members Truesdell and Herrman abstaining.**

**NEW BUSINESS:**

**Consideration of an extension to the approved site plan for the proposed Casey's at 10299 Red Arrow Highway.**

Mattner explained that Casey's has been in contact with him regularly and has asked for a one-year extension so they can break ground in the spring of 2022. Once they break ground, they have two years to complete the project. They are wanting to have a groundbreaking ceremony and be up and running by fall 2022.

**Motion** by Member Herrman, seconded by Member Woerdehoff to approve the one-year extension for Casey's approved site plan located at 10299 Red Arrow Highway, **voice vote, motion carried unanimously.**

#### **Approval of the 2022 Planning Commission meeting schedule**

Chair Hurray asked the board if they want to officially change the time for next year to 5:30 p.m. The board was in agreeance to move the time for next year. Member Herrman wanted to change the August and November dates due to the Berrien County Youth Fair and hunting season.

**Motion** by Member Herrman, seconded by Member Parsons to approve the 2022 Planning Commission meeting schedule with the following changes:

- Change the meeting time from 6:30 p.m. to 5:30 p.m.
- Change the August 18<sup>th</sup> meeting to August 11<sup>th</sup> because of the Berrien County Youth Fair being that week.
- Change the November 18<sup>th</sup> meeting to November 10<sup>th</sup> because of hunting season.

**Voice vote, motion carried with Truesdell and Crocker dissenting.**

#### **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**

Ganum pointed out a few projects that are just over the horizon on a map of the city that includes the Habitat for Humanity Project, an extension of Sunset Village, and the development project on city property. Each one of these projects would need zoning modifications before being able to start.

Mattner explained that the current Zoning Ordinance does not include information on Planned Unit Developments (PUD) which has been in previous Zoning Ordinances. Putting PUD's back into the ordinance would be the best way to handle these upcoming projects to allow for more flexibility. Ganum explained that the city will look at the old version of the PUD that was previously in the Zoning Ordinance along with a few examples from other municipalities. Mattner along with the City Attorney and the City's Williams and Works consultant will all work together to come up with a PUD ordinance for the board to review.

The board discussed the information presented at length including what is all entailed with having a PUD, what the process is, and what fees may be associated with it. They also discussed the different projects that are in the works.

## UNFINISHED BUSINESS:

### Master Plan Goals and Objectives – Continue review

The board went through Master Plan Goals 14 – 17 on *Resiliency* tonight. The board continued 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.

## PUBLIC HEARING:

**Motion** by Member Herrman, seconded by Member Woerdehoff to open the public hearing at 6:30 p.m., **voice vote, motion carried unanimously.**

### 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 having 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

### PRESENTATION BY THE PETITIONER

Ganum explained that Attorney Senica made the proposed changes to allow for transient stay in the Commercial area. After the board discussed a few modifications, Ganum pulled up the corrected version:

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 having 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.**

The City is the applicant, and the above version is what the Planning Commission is considering for approval.

## **PUBLIC COMMENTS**

Rita Depedro asked why is the word *temporary* is in the new version and not old version? *Temporary* should have been in red.

## **CORRESPONDENCE**

None

## **CLOSE THE PUBLIC COMMENTS SESSION**

Chair Hurray closed the public comments session.

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

Member Truesdell asked why the language specified four rooms and what the significance of that is. Mattner read aloud the definition of Bed and Breakfast to see if that had anything to do with it. The board discussed the proposed language and decided they need more clarification from Attorney Senica on why four rooms is listed in the language. Ganum said he will get clarification from Attorney Senica and reach out to the City's consultant Andy, from William and Works.

## **CLOSE THE PUBLIC HEARING AND RESUME THE REGULAR MEETING**

**Motion** by Member Herrman, seconded by Member Woerdehoff to close the public hearing and resume the regular meeting at 6:47 p.m., **voice vote, motion carried unanimously.**

## **NEW BUSINESS**

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

**Motion** by Member Truesdell, seconded by Member Herrman to table amending the definition of Hotel/Lodging in the Bridgman Zoning Ordinance, **voice vote, motion carried unanimously.**

## **NEW BUSINESS:**

The board continued going through the Master Plan Goals and Objectives from where they left off before the public hearing. They finished up with Goal 17 which completes the entire Master Plan Goals and Objectives. Chair Hurray will complete the spreadsheet and share it with the board before making any recommendations to the City Council.

## **STAFF UPDATE:**

Ganum asked the board if they had any questions he could answer:

- Member Herrman asked if there is any consideration of moving the taco truck to another location since Rochefort's is now open in their new location. Ganum said the

Corridor Improvement Authority is very strong about having the taco truck in the courtyard area.

- Member Woerdehoff asked if there are any updates with Dominion. Mattner explained that the Berrien County Soil and Erosion has completed their storm water review. The architect turned in a one-page site plan review with no prints. He has no further updates.
- Ganum stated that the Corridor Improvement Authority (CIA) has directed the City to target Red Arrow Highway for property maintenance and building codes. The CIA is going to take a hard look at all of the properties along Red Arrow and do a full assessment.
- Mattner explained that the City previously adopted the 2018 International Property and Maintenance Code Book (IPMC) but they have since come out with a 2021 version. A lot of the language is better in the new version, but amendments can still be made after adoption.
- Member Truesdell asked about what was going on with the Sunset Landing apartments that had a fire a couple years ago. Mattner explained that they have a building permit to build a vestibule in the front of the building. Three out of the nine apartments are back up. The last six units should be available in the next few weeks to rent out.
- Member Herrman asked about the status of the fence on Lake Street that is located in front of Sunset Dunes. He also asked why there is a garbage bag over one of the city fire hydrants. Ganum said the City is currently working with the developer/owner of Sunset Dunes and he will have more information for the board at a later date. After the Fire Department recently did hydrant flushing, they found that some need to be fixed or updated. The garbage bag over the hydrant signifies that there needs to be work done to that hydrant.

#### **ADJOURNMENT:**

**Motion** by Member Herrman, seconded by Member Woerdehoff to adjourn the meeting at 7:08 p.m., **voice vote, motion carried.**

---

Tom Woerdehoff, Secretary

---

Allyson Holm, City Clerk/Recording Secretary