

**CITY OF BRIDGMAN
PLANNING COMMISSION
REGULAR MEETING
JANUARY 20, 2022
5:30 PM**

The regular meeting of the Bridgman City Planning Commission was held on January 20, 2022 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, Dorothea Crocker

MEMBERS ABSENT: Richard Kading, Steve Parsons

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 January 20, 2022 as presented, **voice vote, motion carried unanimously.**

APPROVE MINUTES:

Member Herrman stated there needs to be a correction in the minutes. The motion to approve the 2022 Schedule should show that Crocker was not in favor of the changes and dissented on the vote. (At the 2.17.2022 meeting, Crocker corrected the minutes stating that she did in fact vote in favor of the 2022 schedule)

Motion by Member Herrman, seconded by Member Woerdehoff to approve the December 16, 2021 minutes with the correction as stated above, **voice vote, motion carried.**

HEARING OF CITIZENS:

Jason Cleveland, 9485 Big Beach Trail and John Hopkins, 10819 Jericho Rd. – Cleveland passed out a packet of information to the board regarding a new business that they have started called J&J Transportation. They explained how this business would securely transport cannabis and cannabis products. They went through the following highlights:

- They are wanting to purchase property in the city around Red Arrow/Rambo Road area to build a 60x60 building that would hold two vehicles to start with. They will probably grow to six or eight vehicles over time. This building would be a secure facility with cameras and alarms to park the empty vehicles in per State law. Legally they can hold product in the vehicles for up to 96 hours, but their intention is to only store the vehicles empty.

- Both the building and vehicles would be non-descript without any signs or logos placed on them.
- If they hold a transporter license, they would not be able to hold any other type of marijuana licenses. They would need to hold two transportation licenses though, one for recreational marijuana and one for medical marijuana. The City can charge an annual fee for each license.
- There are very few secure transport companies in the State of Michigan, especially in the Southwest region.
- They are requesting that the Planning Commission make a recommendation to the City Council to allow for Secure Transport Marijuana Licenses.
- They further went through some highlighted information in the packet they handed out and answered any questions that the members had.

NEW BUSINESS:

Ganum stated that the election of officers should have been on the agenda, but it can wait until next month since a couple of members are missing tonight.

UNFINISHED BUSINESS:

Continue discussing a proposed amendment to the Bridgman Zoning Ordinance to add Planned Unit Developments as a land use tool in order to facilitate growth and development.

- **Review PUD language from 2009 Bridgman Zoning Ordinance and Planned Unit Development – Michigan Zoning Guidebook**

Ganum showed the Zoning Map from 2009 when PUD's were a part of the City's Zoning Ordinance. The previous PUD language is similar to many other communities and should have been updated and included in the 2017 Zoning Ordinance instead of being taken out completely. Ganum would like the board to go through the old PUD Ordinance and the Michigan Zoning Guidebook that was included in the packet to get familiarized with PUD's. Ganum and Mattner will work with William's and Works to lift some of the language from the Grand Haven PUD Ordinance and integrate it in the City's previous PUD Ordinance for the board to review in February and vote on it in March. The board discussed the information presented and the process of how PUD's work.

STAFF UPDATE:

Ganum went through the following information:

- The owner of the old Bridgman Estates which is now called the Sunset Village, Matt Schmidt has been talking with both Ganum and Mattner on his proposed expansion of Sunset Village. He will be presenting a preliminary site plan soon. Mattner explained that these will be a minimum of 3-bedroom homes to be used as long-term rentals. The

architect originally had a cul-de-sac in the plans, but he is going to redo them to show the road connecting with Willow Street. Extending Willow Street to Baldwin Road will also help with the Habitat for Humanity project. Until they figure out the cost of each home, they will not know how much it will cost to rent them.

- Matt Schmidt will be invited to the next regular council meeting to show the council his preliminary plans for the expansion at Sunset Village. The addition of these homes partially addresses affordable housing but does not cure it.
- Toth Street Park has received a \$50,000 grant for upgrades but the City will try to acquire more funding. There will be an upcoming neighborhood meeting with moms on February 18th at the Beach House to gather information on what they would like to see done at Toth Park.
- Chair Hurray would like the finalized Master Plan Goals to be shared with the city council at the next meeting.
- There has been no update on Oronoko Iron Works moving forward with the Sunset Tool building that they purchased last year.
- Mattner explained that Rochefort's did not have a sign permit to install the new sign they purchased and gave an update on the situation.
- Mattner received a site plan for Dominion's property. Everything looked fairly well but the lighting shown did not fit within the ordinances. He went over a few highlights from the site plan he received.
- Mattner explained that Emma's appeal to the State did not happen in December because there was not a quorum. He believes they are on the agenda in February.

ADJOURNMENT:

Motion by Member Herrman, seconded by Member Truesdell to adjourn the meeting at 6:44 p.m., **voice vote, motion carried.**

Tom Woerdehoff, Secretary

Allyson Holm, City Clerk/Recording Secretary