

**CITY OF BRIDGMAN
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 17, 2022
5:30 PM**

The regular meeting of the Bridgman City Planning Commission was held on February 17, 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, Attorney Senica via Zoom

Pledge of Allegiance was led by the board.

APPROVE/AMEND AGENDA:

Motion by Member Truesdell, seconded by Member Woerdehoff to approve the agenda for February 17, 2022 with the addition of *Discuss the definition of hotel/lodging* at the end of the agenda, **voice vote, motion carried unanimously.**

APPROVE MINUTES:

Member Crocker stated there needs to be a correction in the minutes. The motion to approve the 2022 Schedule from December 16, 2021 regular meeting should show that Crocker was in favor of the changes and did not dissent on the vote.

Motion by Member Herrman, seconded by Member Woerdehoff to approve the January 20, 2022 minutes with the correction as stated above, **voice vote, motion carried.**

HEARING OF CITIZENS:

- No one wished to be heard

NEW BUSINESS:

Appointment of officers – (Chair/Vice-Chair/Secretary)

Motion by Member Herrman, seconded by Member Woerdehoff to appoint Member Hurray as Chair, **voice vote, motion carried unanimously.**

Motion by Member Crocker, seconded by Member Herrman to appoint Member Truesdell as Vice-chair, **voice vote, motion carried unanimously.**

Motion by Member Herrman, seconded by Chair Hurray to appoint Member Woerdehoff as Secretary, **voice vote, motion carried unanimously.**

Consideration of approving a site plan submitted by Dominion Chevrolet for a new automobile dealership on parcels 11-56-0124-0163-04-4 and 11-56-0124-0163-02-8 (more commonly known as the former Speedway next to I-94)

Mattner did an extensive review of the site plan that Brooks Architecture did on behalf of Mr. Dominion. He found everything to be compliance with the City's Ordinances and the following was discussed:

- The water retention came back good from Berrien County. Mr. Dominion has already signed an agreement with the County that he is to be responsible for maintaining the retention ponds. The Drain Commission is now only requesting a stamped set of plans be dropped off.
- There needs to be an agreement between the applicant and the City to connect to the City's storm sewer in the event that retention ponds fill up too fast due to a heavy rain. It would need to rise 3 – 4 ft before going into the system. The plans do show for a pipe to be installed in each retention pond. Mattner still needs to talk with DPS Director Kading on the connection into the City's system. The County needs to have an agreement between Mr. Dominion and the City for the connection into the City's storm sewer system. Attorney Senica stated that the site plan can be approved conditionally on that agreement.
- The issue with illumination has been resolved.
- An engineer will have to inspect the pilon sign before a sign company installs a new sign. Mr. Dominion stated he is still good with having some kind of "Welcome to Bridgman" sign installed to the pilon sign as well. Mr. Dominion suggested possibly having a contest to see what kind of "Welcome to Bridgman" sign should be installed. The City will let him know what has been decided.
- The parking lot will be a non-pervious pavement just as a gas station would, to allow for any contaminants that are spilled on the surface to go into a catch basin.
- Mr. Dominion stated he already ordered the new dealership building and it is 6 – 8 weeks out. He stated that the soil borings that came back show that there is a minimum of 25ft deep of pure sand which will be good for water runoff and the retention ponds.

Motion by Member Herrman, seconded by Member Woerdehoff to approve the site plan submitted by Dominion Chevrolet for a new automobile dealership on parcels 11-56-0124-0163-04-4 and 11-56-0124-0163-02-8, with the condition that there is a storm sewer agreement signed between Mr. Dominion and the City, **voice vote, motion carried unanimously.**

Consideration of amending the Zoning Ordinance to permit marijuana secure transport businesses

Chair Hurray stated that Member Herrman and himself attended the recent council meeting and the council was generally in favor of permitting a marijuana secure transport business. They were generally not in favor of other marijuana licenses at this time.

Attorney Senica agreed with what Chair Hurray said. The council would like to move forward with both a General Ordinance and Zoning Ordinance amendment. She explained that a secure marijuana transport business could be a permitted use in both the Interstate Gateway and Transitional Industrial Districts. She also went over the new definitions that would be added to the Zoning Ordinance:

- “Marihuana transporter” means a secure transporter under the Medical Marihuana Facilities Licensing Act or a marihuana secure transporter under the Michigan Regulation and Taxation of Marihuana Act, or both.
- “Medical Marihuana Facilities Licensing Act” or “MMFLA” means the Medical Marihuana Facilities Licensing Act, 2016 PA 281, MCL 333.27101 to 333.27801.
- “Michigan Medical Marihuana Act” means the Michigan Medical Marihuana Act, 2008 IL 1, MCL 333.26421 to 333.26430.
- “Michigan Regulation and Taxation of Marihuana act” or “MRTMA” means the Michigan Regulation and Taxation of Marihuana Act, 2018 IL 1, MCL 333.27951 to 333.27967.

She explained this business would be a trucking company that would leave in the morning and return at night to park in a secured facility. The City will not see a significant traffic influx by allowing this type of business.

The board discussed the information at length and the following were highlighted:

- Attorney Senica stated, the term Secure Marijuana Transporter or Marijuana Transporter can be used. It is up to the City Council to change the General Ordinance to allow for this marijuana license and set how many licenses can be allowed. The council can always amend the ordinance again at later time to allow for additional licenses.
- Attorney Senica explained that this marijuana licenses would be done on an annual basis through a permit application. They would have to have good standing with the City and State or the license could be revoked.
- Ganum explained that the board will need to schedule a public hearing with the proposed changes to the Zoning Ordinance with the City being the applicant. After the public hearing, the board can then make their recommendation to the City Council.

Motion by Member Woerdehoff, seconded by Member Crocker to schedule a public hearing on March 17, 2022 at 7:00 p.m. with the regular meeting starting at 6:30 p.m. to consider amending the Zoning Ordinance to permit marijuana secure transport businesses, **voice vote, motion carried unanimously.**

Review Master Plan Goals and Objectives and select five items to address within the red category (needs attention)

Chair Hurray went through the Master Plan Goals and Objectives within the red category (needs attention) to prioritize the top five easiest goals to address and complete to bring back to council. After further review, the board decided on the following:

- 10f – Evaluate the local ordinances to support renewable energy, and adjust as needed to improve feasibility and encourage use.
- 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.)
- 16b – Encourage daily destinations such as grocery stores to accommodate bicyclists and pedestrians in their site plans.
- 17d – Establish a pilot program for the use of native vegetation in order to stabilize sensitive landscapes.

After the goals were decided, Member Herrman suggested putting information on Oak Wilt in the next Bridgman Buzz to educate the residents.

Review Coastal Leadership Academy video <https://youtube/gBSzF2nmJCg>

The Coastal Leadership Academy was attended by 35+ people and was composed of three sessions, each having two 10-minute informational videos. Chair Hurray would like to play one at each of the next regular meetings until all six have been viewed. Video 1 was the Introduction to the Michigan Coastline.

UNFINISHED BUSINESS:

Consideration of amending the Zoning Ordinance to incorporate Planned Unit Developments (PUDs)

Mattner has been working with William and Works who has provided the City with a model PUD Ordinance. Ganum and Mattner went through a few highlights in the model Ordinance which the board discussed. Ganum asked the board to look over the language provided, and they will come back to the board with some modifications which will be shown in color. If any board members see something they would like changed or added, they can get ahold of Mattner or Ganum ahead of the next meeting.

Discuss the definition of hotel/lodging

Ganum handed out the correct language for the proposed hotel/lodging definition change that the board discussed at the public hearing a couple months ago.

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.

They decided after the public hearing to table approving the change because they wanted clarification on why it states *four rooms for sleeping* in the definition. Attorney Senica stated they can eliminate the requirement and strike *the more than four (4) rooms*.

Motion by Member Truesdell, seconded by Member Woerdehoff to approve the definition of hotel/lodging as presented above with striking “*more than four (4)*” from the definition, **voice vote, motion carried unanimously.**

STAFF UPDATE:

Ganum and Mattner gave the following update:

- Ganum encouraged the board to take The Berrien County Trails Master Plan survey – www.surveymonkey.com/r/bctmp-survey. The County is wanting input on bicycle lanes and connectivity.
- Matter is meeting with Rochefort’s sign guy tomorrow to talk about a resolution of cutting the existing sign in half, redo the face, and install one half of the sign on both the east and west side of the door. They will also install window graphics.
- Mattner handed the board his 2021-year end report that he gave council at the last meeting.
- Ganum said that Matt Schmidt, Erin Hudson, and Jordan Klint will be attending the Council meeting on February 21st to have a discussion with the Council on affordable housing. Matt Schmidt is also bringing preliminary site plans for the expansion Phase II of Sunset Village which was the former Bridgman Estates.

ADJOURNMENT:

Motion by Member Truesdell, seconded by Member Woerdehoff to adjourn the meeting at 7:13 p.m., **voice vote, motion carried.**

Tom Woerdehoff, Secretary

Allyson Holm, City Clerk/Recording Secretary