

**BRIDGMAN CITY COUNCIL
REGULAR MEETING
FEBRUARY 21, 2022
6:30 PM**

The regular meeting of the Bridgman City Council was held on February 21, 2022, at City Hall, 9765 Maple Street, Bridgman, MI 49106 and was called to order by Mayor Pro-Tem Stacy Stine at 6:30 p.m.

COUNCIL PRESENT: Sam Stine, Jan Trapani, John Bonkoske, Stacy Stine, Pam Hahaj, Georgia Gipson (arrived at 6:37 p.m.)

COUNCIL ABSENT: Vince Rose

STAFF PRESENT: City Manager Ganum (via Zoom), City Clerk Holm, Building Official Mattner, Attorney Senica, DPS Director Kading, Parks Director Ball, Fire Chief Buist

The pledge of allegiance was led by council.

APPROVE/AMEND THE AGENDA:

Motion by Council Member Hahaj, seconded by Council Member Sam Stine to approve the agenda for February 21, 2022, as presented, **voice vote, motion carried unanimously.**

HEARING OF CITIZENS:

- Paul Jancha Jr. – He is currently the Berrien County Chief Defender who is running for District Court Judge. He spoke on affordable housing and how it is such a big problem in Berrien County. Brian Dissette and Teri Freehling are here as well tonight to listen.
- Teri Freehling – She gave an update on the Berrien County broadband project. There will be some informative meetings forthcoming.

ACTION ITEMS:

Motion by Council Member Trapani, seconded by Council Member Bonkoske to approve the minutes from the February 7, 2022 regular meeting, **voice vote, motion carried unanimously.**

Motion by Council Member Hahaj, seconded by Council Member Sam Stine to approve the bills in the amount of \$94,912.28, **voice vote, motion carried unanimously.**

Motion by Council Member Sam Stine, seconded by Council Member Bonkoske to approve the Special Events Application submitted by Spencer Carr on behalf of Bridgman Public Schools, for a 5k-10k walk/run to take place on July 9, 2022,

Mayor Pro-Tem Stacy Stine asked Attorney Senica if the Indemnification Agreement needs to be changed to show on the second blank line, *The City of Bridgman* instead of *Name of Event*.

Attorney Senica stated that the application can be approved with that correction being made.

Motion by Mayor Pro-Tem Stacy Stine, seconded by Council Member Trapani Bonkoske to approve the Special Events Application submitted by Spencer Carr on behalf of Bridgman Public Schools, for a 5k-10k walk/run to take place on July 9, 2022, with the correction on the Indemnification Agreement to read the *City of Bridgman* instead of *Name of Event*, **voice vote, motion carried unanimously.**

Council Member Gipson arrived at 6:37 p.m.

Motion by Council Member Gipson, seconded by Council Member Sam Stine to appoint Julie Strating to the Greater Bridgman Area Chamber of Commerce and Growth Alliance Board of Directors for a partial term ending December 2022; John Bonkoske for a partial term ending December 2023; and the reappointment of Marty Mason for a term ending December 2024, **voice vote, motion carried unanimously.**

Motion by Council Member Hahaj, seconded by Council Member Bonkoske to approve the purchase of three LUKE II multi-space parking pay stations provided by Traffic & Safety Control Systems, Inc. in the amount of \$25,330, to implement a self-serve parking system at Weko Beach, **voice vote, motion carried unanimously.**

Motion by Council Member Bonkoske, seconded by Council Member Gipson to approve a Memorandum of Understanding between the Michigan Department of Health and Human Services (MDHHS), Southwest Michigan Community Action Agency (SMCAA) and the City of Bridgman, for participation in the Low-Income Household Water Assistance Program, **voice vote, motion carried unanimously.**

Panel Discussion – Housing Development and Affordability

Matt Schmidt, Owner of Earned Run Real Estate Group

Mr. Schmidt shared preliminary plans for Phase II of Sunset Village, previously known as The Bridgman Estates. There will be 16 duplexes, all will be three-bedrooms and include a laundry room and a 2-car attached garage. He showed how the proposed roadway will connect to Willow Street, which will help the Habitat for Humanity project. He said eventually he will deed over a piece of that property to the City to allow for Willow Street to connect to Baldwin Road. He is currently working with the City on Zoning to allow for this build to happen. He is not sure on the rental price yet but would like to keep rent between \$1,300 - \$1,500 a month. He is hoping to receive Federal and State money to help with infrastructure costs, and/or tax incentives to try and keep these units affordable. He also spoke about the possibility for 2-bedroom units down the road at another one of his properties.

Erin Hudson, Executive Director & CEO of Harbor Habitat for Humanity

Ms. Hudson explained that the Habitat Project is adjacent to the Sunset Village Phase II project and how they need a strip of his land to use as a right-of-way to be able to build three individual houses along Willow Street. Initially they were planning on building two duplexes along Vineyard, but instead they will build 4 individual homes along Vineyard Street for a total of 7 homes. Each of the houses will have basements and garages to fit in and match the neighborhood. They are hoping to keep each of the homes around \$150,000. These homes will be available for people that have either lived or worked within the City for one year. They are still working through legal issues with the City to be able to start the project. Originally, they were applying for Conditional Rezoning, but after further review, the best way to go about this development is with a Planned Unit Development (PUD) which the City is currently working on. They are still hoping to break ground on this project later this summer.

Jordan Klint, Lake Charter Township Resident and owner of Rentals within the City of Bridgman

Council Member Bonkoske met with Mr. Klint and had a lengthy discussion on the City's zoning and regulations. He asked him to come to a council meeting to share some of his obstacles he has on being able to build affordable housing.

Mr. Klint has rental units within the City and other locations. He explained that the City's current zoning regulations hinders building affordable housing. Currently there are no houses or rental units available today in Bridgman. He went through the following obstacles he sees in Bridgman:

- The current minimum square foot requirement is either 800 or 850 square feet. Why have a minimum requirement and instead allow for smaller houses to be built.
- Winter parking restrictions have a huge impact on affordable housing. Why not allow for overnight parking on the street year-round and have plowing on alternate dates depending if you live on the east/west side like larger municipalities do.
- The current width of a house is a minimum of 30ft, maximum of 37ft. Small houses are a current trend. He showed a picture of a four-unit structure where each unit is 14-15ft wide.
- The City should allow for Accessory Dwelling Units where someone could rent out a space above a garage as a rental unit.
- There is only a dozen or so infill lots left within the City. If the zoning was not so restrictive in the residential districts, a triplex or quadplex could be built on those lots.

The council discussed the points that Mr. Klint made and how the City could help with possibly making some changes to allow for thoughtful and measured growth in Bridgman.

WORKSHOP ITEMS AND REPORTS:

Department of Public Services – January 2022 Report

Kading explained in addition to his report on the water main break, the water traveled down the road into a resident's basement. There was 4 inches of water and he had ServePro come out to clean it up. There was nothing ruined, he just wanted to give council a heads up on an upcoming bill.

City Attorney's Report

Attorney Senica explained a few things that are happening at the Planning Commission level. They are looking at putting a PUD Ordinance back into the City's Zoning Ordinance to address some of the obstacles that were listed above, allowing houses to be closer together and not as wide. In the past, the City has done Conditional Rezoning but that is still not meeting some of the needs for developmental projects. There has been a public hearing scheduled next month to allow Marijuana Secure Transport as a permitted use in two districts. Each of these will go before council for approval in the near future. Finally, she stated that there is a new Attorney General opinion out on OMA and ADA compliance and what municipalities are doing to accommodate. This raises some interesting points and she is taking a closer look into it.

City Manager's Report

Ganum thanked each of the guests tonight for having a meaningful discussion on the need for affordable housing and the need to change some of the City's regulations. The Planning Commission is currently looking at a PUD Ordinance to allow for both Mr. Schmidt and Habitat for Humanities projects. As for Mr. Klint, he is a wealth of knowledge and thanked him for his discussion tonight. The City is by no means done with this conversation. He updated the council on the grant the City received for Toth Park. He is still striving to obtain more funding to make more of an impact. There will be an upcoming "Mom's" meeting to listen to what residents want to see being done at Toth Park.

Mayor Pro-Tem Stacy Stine noted that in his manager's report, he has requested to leave for 10 days to go down and see family in Argentina. The council is in agreeance that he can be allowed a 10 day leave for vacation.

HEARING OF CITIZENS:

- No one wished to be heard.

COUNCIL COMMENTS:

- No one wished to make any comments.

ADJOURNMENT:

Motion by Council Member Sam Stine, seconded by Council Member Bonkoske to adjourn the meeting at 7:27 p.m., **voice vote, motion carried unanimously.**

Stacy Stine, Mayor Pro-Tem

Allyson Holm, City Clerk