

**CITY OF BRIDGMAN
PLANNING COMMISSION
REGULAR MEETING
May 20, 2021
5:30 PM**

The regular meeting of the Bridgman City Planning Commission was held May 20, 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, Tom Woerdehoff, Mark Hurray, Steve Parsons, Richard Kading, Gene Herrman

MEMBERS ABSENT: Dorothea Crocker

STAFF PRESENT: City Manager Ganum, City Clerk Holm, 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 May 20, 2021 as presented, **voice vote, motion carried unanimously.**

APPROVE MINUTES:

Motion by Member Kading, seconded by Member Truesdell to approve the March 18, 2021 minutes as presented, **voice vote, motion carried unanimously.**

HEARING OF CITIZENS:

- No one was present to be heard.

NEW BUSINESS:

House Bill 4722 and Senate Bill 446 to preempt local control of short-term rental regulation – update Commission on City’s efforts

Ganum updated the board on House Bill 4722 and Senate Bill 466. Both bills mirror each other and will strip the local governments power to have regulations with short-term rentals. The testimony so far has shown that realtors are in favor of both bills while the local governments are opposed. The City Council unanimously passed a resolution on Monday opposing House Bill 4722 and sent it to both the House and Senate Representatives. The board discussed the proposed bills at length with the following key discussion points:

- Bridgman has one of the strictest short-term rental ordinances in the State. These bills could change the look and feel of the neighborhoods drastically. Investment companies could buy a swath of housing and turn them into Air B&B’s.
- This could affect the school districts if the student enrollment drops due to less families not living here fulltime. It is in the schools best interest to educate as many children as possible.

- If either bill were to pass, the City could maintain some control by creating rental fees when those houses are registered with the City. There is nothing in the proposed bills that would cap a limit of how much the rental fees could be. The rental units by the beach should be charged per dwelling unit instead of per building.

Zoning map adjustment – 9470 Red Arrow Hwy (Parcel ID 11-56-0018-0037-04-8)

Mattner showed the board a zoning map from 2009, when the parcel located at 9470 Red Arrow Highway was zoned Commercial. Under the revised Ordinance from 2017, that parcel is now showing as Open Space. Mr. Wildeman owns the parcel and is wanting to install a carport or garage on it. Currently he cannot put up this structure because it's a non-conforming use. He has checked with the City Assessor who confirmed that his property has been and is still being taxed as a commercial property. Mattner and Ganum both agree that this property was miscolored in error when a change was made to the Lost Dunes parcels. Mattner wanted to bring this to the board's attention.

The board discussed the information presented and expressed concern about not following proper procedures in making a change to the zoning map. Ganum will get a formal opinion from Attorney Senica to see if a map adjustment can be made without jeopardizing future issues that arise.

UNFINISHED BUSINESS:

Marijuana survey – update Commission on current status

Ganum recently shared the marijuana survey link to the board so they all could view the results and comments from everyone. He did move the "Where you reside" question to the top of the survey shortly after the survey was launched. Currently the survey is dead even at 149 no's and 149 yes. This survey will be open until June 6th. He has also received approximately 6-8 hard copies of the survey.

The board discussed the information at length and talked about where to go from here. The board could do focus groups that would also include what the children under 18 thinks about having marijuana establishments in Bridgman. The board also discussed what other communities such as Three Oaks did in handling this topic with the residents. After further discussion, the board would like to ask the City Council if they have enough information or if they would like the Planning Commission to keep researching and finding out more information. The board will look at the final results of the survey at their next meeting before sending information on to council.

Members Herrman and Truesdell brought up the disrepair that both the Legion Park and Toth Park are in. Currently it seems as though the Parks Department is only focusing on Weko Beach and more needs to be done for the kids in the community. Both Legion Park and Toth Park need weeding and upkeep. The play area at Toth Park is constantly being vandalized and the equipment is in poor shape. Ganum will pass along the comments to Parks Director Ball when he meets with her tomorrow morning.

Review Master Plan Goals and Strategies – Employment and the Economy – Goals 6 - 9

- Goal 6 - 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.
- Goal 7 - Commercial and industrial development will be clean, attractive, and efficiently designed to adapt to changing business needs.

The board discussed goals 6 & 7 tonight and will pick back up on Goal 8 & 9 at the next meeting. 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.

- No unfinished business.

STAFF UPDATE:

Development projects update

Ganum had to leave the meeting and handed the floor over to Mattner to give the board the following updates on current development projects:

- Casey's is currently working on two more stores near Grand Rapids and is in the process of going through their Planning Commission. When they can get a firmer green light on those two stores, they will then come to Bridgman to start on the one here. Mattner is still waiting for the last set of plans to review. The developer is hoping to pull the trigger to break ground this fall or next spring.
- Dominion's architect has submitted plans to the County for a storm water review. Mattner did have a meeting with them 3 months ago but still has not seen any plans and they have not asked him if it will meet the current zoning regulations.
- He and Ganum met with a developer at Early Bird to discuss plans for that building. The owner currently only has the building for sale and not the parking lot which will need to be worked out. They are wanting to put a kitchen design business in by using part of the ground floor as an office with the other portion being used as a restaurant. The upstairs could be used either as apartments or as an Air B&B.
- Baroda Ironworks has moved into the old Sunset Tool building.
- Brett Boyd is looking to purchase 5 or 10 acres from the old church camp off Lake Street and build a house. The City found out it owns the access area to the property so Ganum is talking with the City Attorney to see if an easement can be granted for Boyd to install a driveway. The City cannot just sell him the property as it would need to go out for bid.
- The Meat Market is looking for financial assistance since it turned in to more work than they originally figured.
- Mattner is also receiving more calls regarding property in the Interstate Gateway area.

ADJOURNMENT:

Motion by Member Herrman, seconded by Member Woerdehoff to adjourn the meeting at 7:05 p.m., **voice vote, motion carried.**

Tom Woerdehoff, Secretary

Allyson Holm, City Clerk/Recording Secretary