

**CITY OF BRIDGMAN
PLANNING COMMISSION
REGULAR MEETING
June 15, 2022
5:30 PM**

The regular meeting of the Bridgman City Planning Commission was held on June 15, 2022, at City Hall, 9765 Maple Street, Bridgman, MI and called to order by Chair Truesdell at 5:30 p.m.

MEMBERS PRESENT: John Truesdell, Gene Herrman, Steve Parsons, Dorothea Crocker, Tom Woerdehoff, Richard Kading

MEMBERS ABSENT: None

STAFF PRESENT: Building Official Mattner

Pledge of Allegiance was led by the board.

APPROVE/AMEND AGENDA:

Discussion on a request from Tapistry Brewing regarding the Harvest Host program and allowing overnight camping in the city parking lot on Lake Street. Truesdell recommended that it be added to Item D, Staff Updates.

Motion by Hermann, **seconded** by Woerdehoff to amend the agenda to add item D, Tapistry Brewing's request to join Harvest Host program. Motion carried unanimously.

Motion by Parsons, **seconded** by Woerdehoff to amend the agenda to add item E, Discussion on Solar and Wind Energy, **motion carried unanimously.**

Motion by Parsons, seconded by Crocker to approve the agenda for June 16, 2022, as amended, **motion carried unanimously.**

APPROVAL OF MINUTES

Motion by Crocker, seconded by Herrman to approve the minutes of May 19, 2022, as presented, **motion carried unanimously.**

HEARING OF CITIZENS:

- No one was present to be heard.

OLD BUSINESS:

Master Plan priorities and goals – Action taken on May 19, 2022, to focus on Goal 14b. *Develop a best practice plan to provide educational information to homeowners living within sensitive landscapes (e.g., native vegetation, shoreline stabilization, erosion prevention, etc.), especially addressing the proliferation of Oak Wilt.*

Chair Truesdell discussed the email that was included in the packet from Hannah Anderson regarding oak wilt that included a video link by Dr. David Roberts. Truesdell asked the Commission their thoughts on two options: Watching the video at the next meeting or arranging a Zoom meeting with Dr. Roberts to allow a more interactive discussion. Discussion among the Commission on the best approach and it was decided to have the Commission Members watch Dr. Robert’s video at home prior to scheduling a Zoom meeting the Dr. Roberts at a future meeting.

Discussion also included having additional information for residents regarding sensitive landscapes such as shoreline protection, oak wilt, etc in the next edition of the Community Buzz in the fall, as well as adding links to information on the city’s website.

NEW BUSINESS:

Watch and discuss video # Building Coastal Resilience – Adaption Strategies (10 minutes)

The Commission watched the video and held some discussion afterwards.

Review conditional rezoning request for a warehousing use at 9675 Maplewood Ave, submitted by Christopher Betts. Consideration of scheduling a public hearing.

Mattner discussed the background of the application from Transient and the current use of the building at 9675 Maplewood as storage which is not allowed in the current zoning district. Mattner explained that the Commission could consider changing it to Industrial which would allow storage with potentially approving it with the condition that if the use were to change then the zoning would revert to the original zoning. Further discussion on holding a public hearing regarding the conditional rezoning request and the Commissions’ concerns on the future impacts of the rezoning.

Motion by Parsons, seconded by Woerdehoff to schedule a public hearing for the conditional rezoning request for a warehousing use at 9675 Maplewood Ave, submitted by Christopher Betts on July 21, 2022, at 6:30 pm, **motion carried unanimously.**

STAFF UPDATE:

Planned Unit Development (PUD) zoning amendment – adopted by City Council with modifications

Mattner informed the Commission that after lengthy discussion by the City Council, the new PUD zoning amendment was approved at their last meeting with following modifications:

*Under Section 1(C), "Purpose of Departures from the Zoning Ordinance", the language "and the developer more or less equally" was stricken, with the sentence reading: "Deviations should benefit the community."

*Under Section 1(D)(b)(4), "Conditions", the word "viable" replaced the word "feasible", to read: The PUD constitutes a significant redevelopment of an underutilized or vacant property where conventional development may not be viable."

*Under Section 1(G)(2)(a), "Design Standards", the second sentence was stricken in its entirety and replaced with the following: "Any deviations, including those recommended by the Planning Commission, shall be subject to City Council approval."

*Under Section 1(G)(4), "Conditions", "may" was stricken and replaced with "shall" in the first sentence, to read: "The City Council shall impose conditions with the approval of a PUD that are necessary to ensure compliance with the standards for approval stated in this section and any other applicable standards contained in this chapter."

*Under Section 1(H)(9), the first sentence was changed to clarify that "all of" the following were required, to read: "In form generating districts, open space shall also be designed and arranged to accomplish all of the following;"

CIA initiative to address property maintenance and code violations along the Red Arrow Highway and Lake Street corridors

Mattner updated the Commission on various properties that he is addressing, 18 in total to date. He is working with Chief Unruh and trying to work with the property owners to address various violations of the property maintenance codes.

Submittal of application to serve on the Planning Commission by Joan Hurray

Discussion on the application of Joan Hurray to the Planning Commission and the need to clarify if she would be able to retain her position on the Zoning Board of Appeals. Truesdell stated that he would have Manager Ganum get the clarification. It was stated that there is one other candidate interested in the position.

Request from Tapisry Brewing to join Harvest Host program

Mattner explained the Harvest Host program that allows overnight camping at host properties to its membership. A person can join Harvest Host to be able to locate host properties. Tapisry is a host member of the program and has told customers to park in city's parking lot adjacent to the railroad tracks. Tapisry is requesting the city become a host member. Discussion on whether it should be addressed in the Planning Commission or if it is a Council decision to allow camping in the public parking lot. The members agreed that it should be given to Council to consider and if need be, can be sent back to the Planning Commission for consideration.

Wind and Solar Energy

Parsons asked if the Commission should plan for future ordinances that would address the installation of alternative energy sources such as wind and solar, similar to fence ordinances as to the location on properties, i.e., front yards and roofs. Mattner explained that building codes already address some of those issues. Mattner considered some as structures and therefore, not be allowed in front yards. He further explained that solar panels installed on roofs are required to submit engineered plans for the permit.

Hermann requested that Ganum research other communities to see if they have ordinances that address the alternate energy sources and their installation. Truesdell will speak with Ganum on researching this topic for the Commission to discuss on a future agenda.

ADJOURNMENT:

Motion by Hermann, seconded by Woerdehoff to adjourn the meeting at 7:01 pm. **Motion carried unanimously.**

Tom Woerdehoff
Secretary

Debra Lambrix
Deputy City Clerk/Recording Secretary