

**CITY OF BRIDGMAN  
PLANNING COMMISSION  
REGULAR MEETING  
SEPTEMBER 16, 2021  
5:30 PM**

The regular meeting of the Bridgman City Planning Commission was held on September 16, 2021 at City Hall, 9765 Maple Street, Bridgman, MI and called to order by Chair Hurray at 5:30 p.m.

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

**MEMBERS ABSENT:** None

**STAFF PRESENT:** City Manager Ganum, City Clerk Holm, Attorney Senica, Building Official Mattner

Pledge of Allegiance was led by the board.

**APPROVE/AMEND AGENDA:**

**Motion** by Member Herrman, seconded by Member Kading to approve the agenda for September 16, 2021 as presented, **voice vote, motion carried unanimously.**

**APPROVE MINUTES:**

**Motion** by Member Crocker, seconded by Member Woerdehoff to approve the July 15, 2021 minutes as presented, **voice vote, motion carried unanimously.**

**HEARING OF CITIZENS:**

- No one wished to be heard.

**NEW BUSINESS:**

**Short term rental regulation – discuss adoption of clarifying amendments and a more user-friendly format**

Building Official Mattner has been hammering down on short-term rental uses and sending out notices to the property owners when found in violation of the city's ordinances. Four (4) out of the eight (8) have come into compliance but two (2) have lawyered up. He recently got together with Attorney Senica and Manager Ganum to work on language to make the definition of a short-term rental more user-friendly.

Attorney Senica explained that the current language under the definition of single family clearly states you may not reside in a residential dwelling for less than six months. Mattner recently received an inquiry from a gentleman that has read through the City's Zoning Ordinances and pointed out that the city technically does not allow short-term rentals anywhere within the city. In the past, the city has allowed some short-term rentals in a commercial district, and she asked the board if they are

comfortable with making a provision to the current ordinance to allow short-term rentals in the commercial district, subject to certain regulations. Also, the definition of hotel in the current Zoning Ordinance needs to be changed to allow the current commercial buildings such as the Monogram Hotel and Sunset Landings apartments to come back into compliance. The definition of hotel and lodging needs to be changed back to read “with or without a cooking facility”.

Mattner stated there was an R4 district in the previous Zoning Ordinance from 2006 that allowed lodging houses and tourist homes. When the ordinance was updated, some of the wording was changed which now reads cooking facilities are not allowed. This means that technically, the Monogram for instance is legal non-conforming.

Ganum stated that Zoning Ordinance are usually more user friendly in finding what is or is not permissible in each district such as short-term rentals. The only districts being discussed tonight are properties along Red Arrow Highway and Lake Street. These properties include the four (4) Form Generating Districts: Downtown Core, Commercial Gateway, Downtown Edge, and Neighborhood Edge. There are houses along Lake Street that are within these districts and he posed the question to the board on whether those houses should be allowed or not allowed to have short-term rentals.

The board discussed the information presented at length with the following talking points:

- Which zoning districts should allow short-term rentals. The way that Lake Street is configured, it is hard to pinpoint where short-term rentals are allowed.
- If short-term rentals were allowed for houses along Lake Street, would that create any safety issues with kids walking along those sidewalks.
- The intent of the residential houses along Lake Street was to keep those houses as residential, not commercial.
- Changing the definition of hotel/lodging to allow cooking facilities which was allowed in the previous Zoning Ordinance.

Ganum stated that Senica, Mattner and himself would draft language to amend the Zoning Ordinance and bring it back to present to the board at the next regular meeting in October.

## **UNFINISHED BUSINESS:**

### **Marijuana survey – Discuss next steps**

The board discussed the different options that they could take as next steps:

- Create a list of questions and visit a few other communities such as Buchanan, Niles, and Bangor to talk with the police departments, city manager, and mayor to get objective opinions of the impact of having marijuana facilities.
- Possibly creating another survey to send out to the Bridgman residents. Holm went over the cost estimates of sending out information with the next tax bill or by doing it at a separate time.
- Senica can get the board updated information on the different types of marijuana business licenses. The board can then get that information out to the residents by either a mailer, through the Community Buzz, or on the website.
- The board could hold a public hearing or forum to allow for an informational matter of fact presentation done by a speaker from the Michigan State extension. In doing it this way, the city is not connected or endorsing the information presented. A couple different options were discussed on how the residents would be able to ask their questions to get answered. If

residents have more questions after the speaker has finished the presentation, they can also contact the speaker afterward through email.

**Motion** by Member Woerdehoff, seconded by Member Truesdell to put together an informational sheet regarding the different marijuana business licenses, and obtain contact information for the Michigan State Extension for the next regular meeting, **voice vote, motion carried unanimously.**

### **Master Plan Goals and Objectives – Continue Review**

The board revisited goal 7b and discussed the remainder of goal 9 (9d – 9h) tonight and will pick back up on goal 10 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.

### **STAFF UPDATE:**

Ganum answered questions from the board about things that are going on in town. He gave the following update:

- Rochefort's business will be moving into the previous Eric's Café building.
- Casey's is still scheduled to break ground sometime this month. The permits have already been issued.
- Transient owner did purchase the Chase Bank building. He has been in contact with Transient's manager on ideas that they may have for the properties he now owns abutting Transient.
- Habitat for Humanity is working on a Conditional Rezoning request that the board should see on the agenda for October.
- Ganum and Chair Hurray will be meeting with a lady from Stelter Farms, Rita Depedro next week. She is very interested in planning and how the city is obtaining measurable goals.

### **ADJOURNMENT:**

**Motion** by Member Truesdell, seconded by Member Woerdehoff to adjourn the meeting at 7:04 p.m., **voice vote, motion carried.**

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Tom Woerdehoff, Secretary

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Allyson Holm, City Clerk/Recording Secretary