

City of Bridgman
Planning Commission Working Group Tour and Regular Meeting
September 21, 2023
5:30 pm

WORKING GROUP TOUR

1. CALL TO ORDER

2. ROLL CALL- Chair Truesdell took attendance.

PRESENT: Jacquie Blackwell, Joan Hurray, Steve Parsons, Adam Schaller, John Truesdell, Tom Woerdehoff

ABSENT: Lauren Baker

3. TOUR- Commissioners preceded on the working tour at 3:30 pm.

4. ADJOURNMENT- The tour ended at 4:23 pm.

REGULAR MEETING MEETING

1. CALL TO ORDER

Chair Truesdell called the regular meeting of the Bridgman City Planning Commission to order at 5:30 pm EST on September 21, 2023, at City Hall, 9765 Maple Street, Bridgman, MI 49106.

2. ROLL CALL

PRESENT: Lauren Baker, Jacquie Blackwell, Joan Hurray, Steve Parsons, Adam Schaller, John Truesdell, Tom Woerdehoff

ABSENT: None

STAFF PRESENT: City Manager Ganum, City Clerk Reitz, and Building Inspector Mattner

3. PLEDGE OF ALLEGIANCE

Chair Truesdell led the Pledge of Allegiance.

4. APPROVE / AMEND THE AGENDA

Motion by Chair Truesdell and seconded by Commissioner Woerdehoff to amend the agenda to place the Hearing of Citizens after the approval of minutes. **Voice vote, motion carried unanimously.** The agenda was approved as amended.

5. APPROVAL OF THE MINUTES

Motion by Commissioner Woerdehoff and seconded by Commissioner Blackwell to approve the minutes from the August 17, 2023, meeting as presented. **Voice vote, motion carried unanimously.**

6. HEARING OF CITIZENS- No one wished to be heard.

7. NEW BUSINESS- There was no new business.

8. OLD BUSINESS

- a. **Discuss and consider the Interstate Gateway District and the Corridor Commercial District and the concepts of solar energy systems scale and type, pursuant to “Planning and Zoning for Solar Energy Systems – A Guide for Michigan Local Governments” (previously distributed).**

City Manager Ganum opened the discussion regarding the use of solar energy in the Gateway District and Corridor Commercial District zoning areas. At the request of Chair Truesdell, City Manager Ganum explained the difference between the processes for a site plan review and special land use.

Discussion was held. Commissioners agreed to accept the definition of Principal Use (Small) and Principal Use (Large) as a basis of understanding. Commissioners agreed to the following in the Interstate Gateway District:

- Roof Mounted- Permitted
- Accessory Ground Mounted- Permitted
- Principal Use (Small)- Special Land Use (SLU)
- Principal Use (Large)- Not Allowed

Commissioners agreed to the following in the Corridor Commercial District:

- Roof Mounted- Permitted
- Accessory Ground Mounted- Site Plan Review (SPR)
- Principal Use (Small)- Special Land Use (SLU)
- Principal Use (Large)- Not Allowed

Commissioners will review the Transitional Industrial District at a future meeting.

9. Staff Updates

a. Lannert Group- Development Project Proposal

City Manager Ganum gave a brief update on the project.

b. Harbor Habitat for Humanity- Development Project Proposal

City Manager Ganum let the Commissioners know that there was a public hearing held on September 5, 2023, where a few residents indicated their concerns regarding the project.

c. Bridgman Courtyard Project- Finalist for Michigan Municipal League Community Excellence Award

City Manager Ganum informed the Commissioners that the courtyard project is one of four finalist to compete for the Michigan Municipal League Community Excellence Award. The winner will be named at the Michigan Municipal League Fall Conference in mid-October.

d. Lake Street Improvement Project

City Manager Ganum reported that the Lake Street construction project is completed.

e. Weko Beach cleanup event- Saturday, September 23, 2023 at 10:00 a.m.

City Manager Ganum reminded Commissioners of the upcoming beach cleanup event scheduled for Saturday, September 23, 2023 at 10:00 a.m.

The Toth Park project is currently underway. Playground equipment has arrived and is being installed. City Manager Ganum stated that an official ribbon cutting ceremony may take place at the end of October.

10. ADJOURNMENT

Motion by Commissioner Hurray, seconded by Commissioner Baker to adjourn the meeting at 6:37 pm. **Voice vote, motion carried unanimously.**

Tom Woerdehoff, Secretary

Sheila Reitz, City Clerk