

**CITY OF BRIDGMAN
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 21, 2021
5:30 PM**

The regular meeting of the Bridgman City Planning Commission was held on October 21, 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, Gene Herrman, Dorothea Crocker (arrived at 5:43 p.m.)

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 Woerdehoff to approve the agenda for October 21, 2021 as presented, **voice vote, motion carried unanimously.**

HEARING OF CITIZENS:

- No one wished to be heard.

APPROVE MINUTES:

Motion by Member Parsons, seconded by Member Truesdell to approve the September 16, 2021 minutes as presented, Member Herrman wanted the word “possibly” either changed or struck from the section under *Marijuana Survey – Discuss next steps* “Possibly creating another survey...” The board discussed and decided to keep the wording as is and approve the minutes as presented, **voice vote, 6 – yeas and 1 – nay, motion carried.**

NEW BUSINESS:

No new business was had.

UNFINISHED BUSINESS:

Short Term Rental Regulation – continue discussion of amendment language

Ganum stated that short-term rentals are not an issue right now in Bridgman, but the language needs to be changed to make it more user friendly and address the issue of excluding all short-term rentals within

the city. Accommodations need be made for those that currently exist which are legal non-conforming. Attorney Senica prepared some language for the board to look over.

Member Crocker arrived at 5:43 p.m.

Attorney Senica passed out proposed new language for the definition of Hotel/Lodging and Short-term rentals.

PROPOSED NEW:

Hotel/Lodging: A building where the primary use is lodging, with or without meals, furnished to transient, temporary, or resident guests for compensation, ~~and~~ containing more than four (4) rooms for sleeping quarters which may or may not have ~~ing no~~ a kitchen or individual cooking components such as a microwave, hotplate, toaster, coffee maker, and/or refrigerator, ~~in any individual lodging,~~ ~~but~~ and which building may or may not also have a restaurant on the premises.

OLD: Hotel/Lodging: A building where lodging with or without meals is furnished to transient or resident guests for compensation and containing more than four (4) rooms for sleeping and having no cooking facilities in any individual lodging, but wherein a restaurant may or may not be located

Short-term rental: temporary use or rental of a single-family or multiple-family dwelling, or other residential dwelling for a sum of money, currency, or other valuable consideration, for a period of time that is less than six months, by a family or other group of individuals that is not living together on the premises, but rather is occupying the premises as transient or temporary guests at the premises for purposes of vacationing, seasonal or recreational purposes, or any purpose other than living and residing together in a permanent nature at the premises.

A residential dwelling under this definition that is rented not more than two times per calendar year for less than three weeks (21 days) total for both rentals will not be considered a “short-term rental” under this definition.

Short-term rentals are not allowed in the following zoning districts: Residential Lake District, Residential Suburban District, Residential Central District, Downtown Edge District, Neighborhood Edge District), but short-term rentals of residential dwellings are allowed in every other zoning district.

Attorney Senica explained how serious the housing crisis is for families wanting to purchase housing close to where they work. The City Council made a legislative decision and passed a resolution this year that states the City is against proposed HB 4722 that would allow short-term rentals anywhere and takes away the local level of restricting short-term rentals through the Zoning Ordinances.

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

- Possibly putting short-term rentals under a Special Land Use in certain districts. Attorney Senica explained what is involved in obtaining a Special Land Use permit.

- The Hotel/Lodging definition can be acted on separately from the short-term rental definitions.
- Member Crocker is in favor of allowing short-term rentals throughout the City.
- The City of New Buffalo is currently having issues with short-term rentals, and they are wanting to revert back to making it more restrictive. There were only 26 this year that graduated from High School. This is also happening in Arizona where two schools have closed due to the reduced number of children in the school systems.
- The board was in favor of the proposed language for Hotel/Lodging in the Zoning Ordinance.
- The board went through the short-term rental language that was proposed. They agreed the first paragraph is great. The second paragraph is controversial and should probably be taken out from the definition. The board discussed the third and final paragraph at length and discussed what residential districts if any should be allowed.
- There are quite a few inquiries that come into City Hall on a regular basis asking if short-term rentals are allowed.

Attorney Senica explained that a spreadsheet can be created with each zoning district color coded with options of short-term rentals being an allowed use, not allowed, or allowed by Special Land Use. She will omit paragraph 2 (two) from the definition of short-term rentals and move forward with the proposed language for the definition of Hotel/Lodging.

Motion by Member Herrman, seconded by Member Woerdehoff to set a public hearing for the new language for Hotel/Lodging definition on December 16, 2021 at 6:30 p.m. with the regular meeting to start at 5:30 p.m., **voice vote, motion carried unanimously.**

Marijuana regulation – review information sheet for different marijuana business licenses

Chair Hurray recently spoke with the City of Niles Administration on how marijuana facilities are working out and what impacts there are on the city. He is waiting to hear back from the City of Buchanan as well. He will send the information he received to the board after he speaks to Buchanan.

Attorney Senica passed out an informational sheet that describes the different licenses for Medical Marijuana. If the board likes the format, she will include the two additional facility types that is allowed with Recreational Marijuana. This format makes it easy for everyone to read and digest. The board agreed that they liked the format presented.

The board continued discussion on what the next steps should be to get more information out to the Bridgman residents on the different marijuana licenses and what mechanism should be used to get more feedback from the residents. They think that the residents may get confused if the City does another marijuana survey since one was just recently done. Information could go into the Buzz that explains that the City Council is wanting more feedback from residents because the last survey results were so close. Information on the different marijuana licenses could be placed on the city's website and hard copies could be available at City Hall. That way the residents can be more informed in advance of holding a public forum early next year. The location of that meeting will need to be determined.

Master Plan Goals and Objectives – Continue review

The board went through Goal 10 *Natural Features and the Environment* tonight. 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:

- Mattner explained the situation with the pizza oven at Emma's Hearth and Market. The State is in charge for plan reviews of certain equipment, and Emma's didn't install the oven per the State's recommendation, nor did they pull a mechanical permit and the State denied them.
- Lake Street Eats is looking at reopening under new owners. Their plan is to expand to the adjacent building that is currently being used for storage.
- Rocheforts is moving into the building that the former Eric's Café was in, and they are currently working on signage.
- Casey's is currently going out to bid and waiting to break ground.
- No update on Dominion or the Chase building that the owner of Transient purchased.
- The previous Early Bird building is clearing out the back garage, that is why there is a dumpster there. The house off of Baldwin Road is now separated from that property and can be sold.
- Everyone has been doing a great job with supporting the food trucks.
- Member Woerdehoff stated that Tabor Hill Winery is not on the city sewer system. Both Mattner and Ganum stated they were not aware of that.

ADJOURNMENT:

Motion by Member Herrman, seconded by Member Kading to adjourn the meeting at 7:16 p.m., **voice vote, motion carried.**

Tom Woerdehoff, Secretary

Allyson Holm, City Clerk/Recording Secretary