

**City of Bridgman
Planning Commission Regular Meeting
January 19, 2023
5:30 pm**

1. CALL TO ORDER

Vice-Chair Herrman called the regular meeting of the Bridgman City Planning Commission to order at 5:30 pm on January 19, 2023, at City Hall, 9765 Maple Street, Bridgman, MI 49106.

2. ROLL CALL

PRESENT: Dorothea Crocker, Eugene Herrman, Richard Kading, Steve Parsons, John Truesdell, Tom Wordehoff, Joanne Hurray

ABSENT: None

STAFF PRESENT: City Manager Ganum, Building Official Mattner, City Clerk Reitz

3. PLEDGE OF ALLEGIANCE

Vice-Chair Herrman led the Pledge of Allegiance.

4. APPROVAL OF THE AGENDA

Motion by Commissioner Parsons, seconded by Commissioner Wordehoff to approve the agenda for January 19, 2023, as presented. **Voice vote, motion carried unanimously.**

5. APPROVAL OF THE MINUTES

Motion by Commissioner Wordehoff, seconded by Commissioner Parson to approve the minutes of December 15, 2022, regular meeting as presented. **Voice vote, motion carried unanimously.**

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

At this time Vice-Chair sought approval amend the agenda to allow Corewell Health to make their presentation before Old Business in order to respect their time. Commissioners agreed unanimously.

8. NEW BUSINESS

a. Consideration of a site plan submitted by Corewell Health (former Lakeland Health) for a new medical office building at 9625 Red Arrow Highway.

Mr. Ariel Solis and Mr. Phil Cooper presented the proposed site plan for the medical facility. The new facility will include 18 exam rooms, x-ray services, 2 procedure rooms, and shared workspace.

The building was designed to meet current zoning requirements with the option to include any future expansion. Currently there are ongoing conversations with regard to achieving access for 3 phase power from the back of the building. Water retention will be managed on site.

City Manager Ganum and Building Inspector Mattner commented on what a pleasure it has been working with Corewell Health on this project.

Motion by Commissioner Kading and seconded by Commissioner Wordehoff to approve the site plan presented with the following contingencies:

1. The signage shall conform to article 2.12 and Article 6 prior to occupancy
2. Storm Water Review has been approved by the Berrien County Drain Commission
3. Soil Erosion & Sediment Control Permit be in place prior to permit issuance

Roll call vote:

AYES: Herrman, Kading, Hurray; Parsons, Wordehoff, Crocker

NAYS: None

ABSENT: None

ABSTAIN: None

Motion approved unanimously.

7. OLD BUSINESS

a. Master Plan Priorities and Goals

The Oak Wilt Public Education Seminar will be held on February 18, 2023, at 10:00 a.m. at the Weko Beach House. Discussion was held amongst Commissioners regarding the advertising of the seminar.

9. Staff Updates

a. Ad-hoc housing development committee- First meeting held on January 12, 2023

City Manager Ganum informed Commissioners that the first meeting of the Housing Development Committee went well. The main focus for the group at this time will be the 32 unit (16 duplexes) to be developed in Sunset Village. The group will educate themselves on Tax Increment Financing (TIF) as it pertains to the project.

Building Inspector Mattner informed Commissioners that he and Commissioner Hurray are attending a series of web trainings focused on housing. There will be a future training on accessory dwelling units on February 8, 2023.

Building Inspector Mattner presented his 2022 Annual Building/Zoning Report to the Commissioners.

A preliminary set of drawings has been submitted for a planned Unit Development (PUD).

10. ADJOURNMENT

Motion by Commissioner Hurray, seconded by Commissioner Wordehoff to adjourn the meeting at 6:22 pm. Voice vote, motion carried unanimously.



Tom Woerdehoff, Secretary



Sheila Reitz, City Clerk