

**City of Bridgman
Planning Commission
Meeting Minutes
March 19, 2026**

1. CALL TO ORDER

Chair Truesdell called the regular meeting of the Bridgman City Planning Commission to order at 5:30 pm EST March 19, 2026, at City Hall, 9765 Maple Street, Bridgman, MI 49106.

2. ROLL CALL

PRESENT: Parsons, Truesdell, Schaller, Davis, Baker, Hurray

ABSENT: Woerdehoff

STAFF PRESENT: City Manager Lambrix, Building/Zoning Official Mattner, and Clerk Fisher

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. APPROVE / AMEND THE AGENDA

Motion by Commissioner Hurray and seconded by Commissioner Schaller to approve the March 19, 2026, agenda as presented.

Voice vote, motion carried unanimously.

5. APPROVAL OF THE MINUTES

Motion by Commissioner Schaller and seconded by Commissioner Parsons to approve the February 19, 2026, meeting minutes as amended.

Voice vote, motion carried unanimously.

6. HEARING OF CITIZENS

No one wishing to be heard.

7. NEW BUSINESS

A. Zoning Amendment – TI District Discussion

Commissioner Adam Schaller disclosed a pending property interest related to the former Pemco building and recused himself from the item in accordance with Planning Commission bylaws and the Michigan Planning Enabling Act. He left the meeting room at 5:34 PM.

Staff requested direction on whether to prepare draft ordinance amendments for the Transitional Industrial (TI) District, noting the current language does not fully reflect existing light industrial and manufacturing-type uses. The request was for general direction only and was not a public hearing or tied to a specific applicant or property owner.

Motion by Commissioner Davis and seconded by Commissioner Baker to allow staff to work with planners and bring back suggested amendments to the Transitional Industrial District for future meetings.

Commissioner Schaller returned at conclusion of discussion at 5:44 PM.

8. OLD BUSINESS

A. Master Plan – Survey Discussion

The Planning Commission reviewed a summary of community survey results. Respondents expressed support for thoughtful growth while preserving Bridgman’s small-town character. Key concerns included housing affordability, road conditions, stormwater management, and ensuring new development fits neighborhood context.

There was general support for strengthening the local economy through locally serving businesses, while light manufacturing received more mixed feedback. Environmental protection and infrastructure capacity were also identified as important priorities.

Open-ended comments reinforced these themes and noted concerns about downtown vitality, communication, and seasonal access and parking at Weko Beach. Overall, results indicate support for careful, measured growth.

B. Master Plan – Chapter 8 Goals and Objectives

The Planning Commission discussed updates to Chapter 8 of the Master Plan. Staff worked with professional planners to review and format the goals and action strategies to better align with recent community survey results and ensure the objectives are realistic and achievable. No major changes were recommended.

Commissioners discussed moving forward with approval or taking additional time for review. It was noted that the Master Plan will still be subject to a future public review period and further revisions if needed. A motion was made and supported to approve Chapter 8 as presented, with the understanding that additional language related to economic collaboration may be reviewed and added at a future meeting. The motion carried.

Motion by Commissioner Parsons, seconded by Commissioner Baker to approve Chapter 8 as presented, with the understanding that additional language related to economic collaboration may be reviewed and added.

9. STAFF UPDATES

Building/Zoning Official Mattner gave the following updates.

Mattner reported that the proposed Jimmy John's development is moving forward, with shared access planned between the site and Casey's to improve traffic flow. Site design considerations include fire truck access and stormwater retention. The project may also allow for future development on the remaining portion of the property.

Plans were also received for renovation of the vacant building at Church and Lake Streets for a Polaris Slingshot rental and sales use, with possible sublease space for a local heating and cooling business. Parking and accessibility options are being reviewed.

Updates were provided on improvements at the Bridgman Inn (Warren Hotel) property, where new ownership is renovating rooms and making exterior upgrades. Additional business updates included progress toward opening at Beachside Salt & Soul, new management at The Getaway, and continued developer interest in the former nursing home property on Lake Street.

City Manager Lambrix gave additional updates.

City is moving forward with reconstruction of Willard and Matthew Streets, supported by a \$1.2 million state grant to improve access for industrial expansion and anticipated increased traffic. A finalized Transportation Asset Management Plan is now in place to guide future road improvements. Staff noted the high cost of road reconstruction and emphasized the City's continued efforts to pursue grant funding and incorporate road and infrastructure priorities into the upcoming Capital Improvement Plan and Master Plan.

An update was also provided on a nearby housing development in Lake Charter Township, where zoning changes may reduce the number of planned homes and increase lot sizes. Staff noted this could impact housing affordability.

Additional updates included continued progress on the Trails of Bridgman development, with sewer permitting underway and early buyer interest reported.

10. COMMISSIONER COMMENTS

Commissioner Schaller shared an update on a new economic development project just outside the city, where a ceramic studio and art gallery is planned near the Haymarket area. The project will include a larger showroom, working studio space, and accommodation for visiting artists, and is expected to take some time to complete.

11. ADJOURNMENT

Motion by Commissioner Schaller, seconded by Commissioner Baker to adjourn the meeting at 6:51 P.M.

Voice vote, motion carried unanimously.

Tom Woerdehoff, Secretary

Christine Fisher, City Manager

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