



**CITY OF BRIDGMAN PLANNING COMMISSION  
REGULAR MEETING  
AGENDA**

**Thursday, November 16, 2023 5:30 P.M.  
City Hall, 9765 Maple Street, Bridgman, MI 49106**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approve/Amend Agenda for November 16, 2023**
- 5. Approval of Minutes for October 19, 2023**
- 6. Hearing of Citizens**
- 7. New Business**
- 8. Old Business**
  - A. Discuss and consider the Open Space/Agricultural District (OS) and Residential Lake District (RL) 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).
- 9. Staff Updates**
- 10. Adjournment**

**City of Bridgman  
Planning Commission Regular Meeting  
October 19, 2023**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

**ABSENT:** Lauren Baker, Joan Hurray

**STAFF PRESENT:** Zoning Administrator Mattner

**3. PLEDGE OF ALLEGIANCE**

Chair Truesdell led the Pledge of Allegiance.

**4. APPROVE / AMEND THE AGENDA**

**Motion** by Commissioner Blackwell and seconded by Commissioner Woerdehoff to approve the agenda as presented. **Voice vote, motion carried unanimously.** The agenda was approved.

**5. APPROVAL OF THE MINUTES – Working Group Tour**

**Motion** by Commissioner Parsons and seconded by Commissioner Woerdehoff to approve the minutes from the Working Group Tour on September 21, 2023, meeting as presented. **Voice vote, motion carried unanimously.**

**APPROVAL OF THE MINUTES – Regular Meeting**

**Motion** by Commissioner Schaller and seconded by Commissioner Woerdehoff to approve the minutes as amended, correcting the word “MEEING” to “MEETING” in the heading of the Regular Meeting on September 21, 2023. **Voice vote, motion carried unanimously.**

**6. HEARING OF CITIZENS - None Present**

**7. NEW BUSINESS**

- a. Michigan Legislation Update – 4 Bills, Wind & Solar (see attached w/ links).

ZA Mattner explained that the recently presented bills introduced in the Michigan Legislation were more for large scale size and could potentially override local zoning ordinance. Commissioner Schaller elaborated more on the size of the generating facilities and agreed with ZA Mattner that the bills could potentially strip local zoning control. Discussion was had and the bills, due to their size/scale, would possibly not affect the city since we do not have parcels of that size/acreage proposed in the bill.

## 8. OLD BUSINESS

- a. Discuss and consider the Transitional Industrial 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).

Chair Truesdell opened the discussion regarding the use of solar energy in the Transitional Industrial District (TI) regarding establishing uses such as Permitted, Not Allowed, Special Land Use (SLU) and Site Plan Review (SPR). **Commissioner Baker Entered the Meeting @ 5:48pm.** ZA Mattner displayed the Zoning map and went over all the “TI” parcels in the city. ZA Mattner also displayed Article 2.10, Transitional Industrial District and went over the permitted and special uses of the TI district. A constructive discussion was held, and commissioners agreed to the following in the TI district:

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

Commissioners discussed the next districts to review and agreed to review the Open Space/Agricultural District and the Residential Lake District at the November 16<sup>th</sup> PC meeting.

## 9. Staff Updates

- a. **Progress update w/ Lannert Group – Bridgman Trails Development**

ZA Mattner gave an update on Bridgman Trails PUD and that he hadn't received formal submittals but the preliminary drawings that were recently shared with him and City Manager Ganum looked great. ZA Mattner explained that he needed 30 days to review the PUD submittals in order to properly review and prepare and that he would be out of the office the week of the November PC Meeting.

Commissioner Woerdehoff asked about the signs at the liquor store, the appearance of the body shop property and the Dominion site. ZA Mattner explained that enforcement actions have not yet begun and that there was an engineer looking into the Dominion storm water discharge Permit with EGLE.

## 10. ADJOURNMENT

**Motion** by Commissioner Schaller, seconded by Commissioner Woerdehoff to adjourn the meeting at 6:07 pm. **Voice vote, motion carried unanimously.**

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Tom Woerdehoff, Secretary

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Brad Mattner, Zoning Administrator

**City of Bridgman - Planning Commission  
Solar Panel System Zoning Chart DRAFT Worksheet (Scale & Type)**

	Interstate Gateway District (9/21)	Corridor Commercial District (9/21)	Transitional Industrial (10/19)	Open Land/Agricultural (TBD Nov.)	Residential Lake (TBD Nov.)	TBD Bridgman ZONES
Roof Mounted	P	P	P			
Accessory Ground Mounted	P	SPR	P			
Principal Use (Small)	SLU	SLU	SLU			
Principal Use (Large)	X	X	X			

**Zoning Key:**

P = Permitted Use

SPR = Site Plan Review (Reviewed by P.C., P.C has final approval, no special meeting or public notice required)

SLU = Special Land Use (Reviewed by P.C., P.C. has final approval, special meeting and 15 day public notice required)

X = Not Permitted

**Type Definitions:**

*Roof Mounted:* A roof-mounted SES has solar panels affixed to a racking system on the roof of a building, which may be a residential, agricultural, institutional, commercial, or industrial building. Roof-mounted panels can be installed parallel to the roof surface, like a solar shingle, or protrude

from the roof at an angle, like an awning. A roof-mounted SES typically has fixed mounts that do not rotate throughout the day to track the sun. By definition, roof-mounted systems are accessory structures relative to the principal use of the building.

*Accessory Ground Mounted:* A ground-mounted SES has solar panels affixed to a racking system on support posts. These posts are most commonly driven into the ground, without requiring excavation for a concrete foundation. However, in cases where the soil cannot be penetrated, such as with a brown-field or capped landfill, ground-mounted SES can also be designed with ballasted supports that sit atop the ground. A ground-mounted SES may be fixed (i.e., stationary) or have single- or double-axis trackers to follow the sun throughout the day. While nearly all principal-use SES are ground-mounted, some accessory SES may be ground-mounted, too.

*Principal Use (Small & Large):* Principal-use SES developments generate electricity distributed off-site through the grid and exported to a wholesale utility market. These projects occupy single or multiple large parcels of land and are typically the primary use on the site. These SES vary greatly in size, covering as little as an acre to thousands of acres. In addition, SES have two primary configurations: ground-mounted and roof-mounted.

### **Principal Use Scale Definitions:**

Small = 0 Megawatts (DC) - 2 Megawatts (DC)

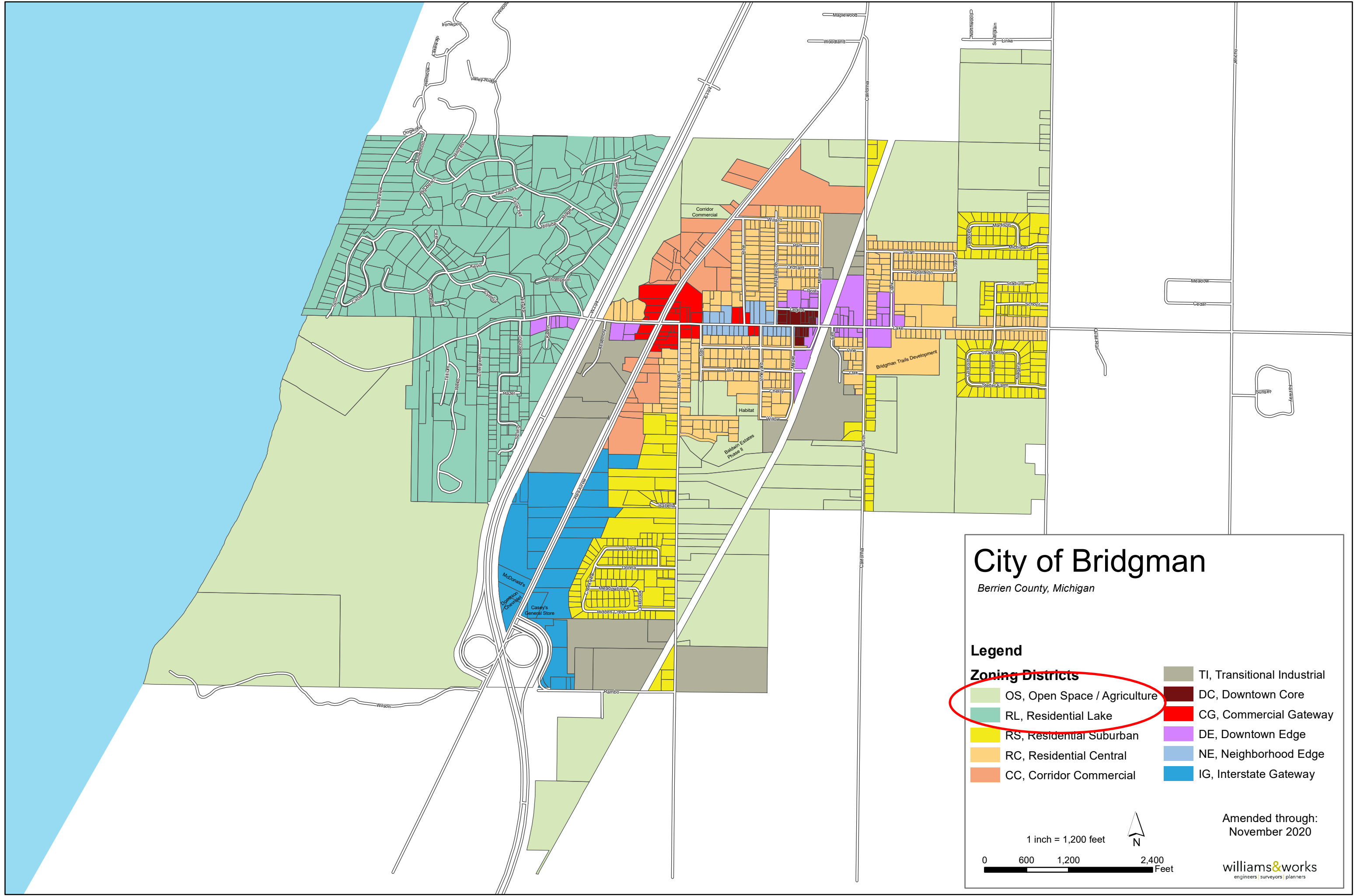
Large = Greater Than 2 Megawatts (DC)

Table 1. Comparison Chart: Megawatt Outputs to Acreage Needed

Megawatts (DC)	Acres
1 MW*	5-10
2 MW	10-20
20 MW	100-200
100 MW	500-1,000
200 MW	1,000-2,000

\*The current national average (through 2018) number of homes powered by 1 MW of solar is 190. Since SEIA began calculating this number in 2012 it has ranged from 150 - 210 homes/MW.<sup>34</sup>

Definitions Reference: <https://www.canr.msu.edu/resources/planning-zoning-for-solar-energy-systems-a-guide-for-michigan-local-governments>














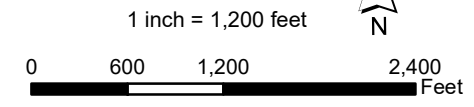
# City of Bridgman

Berrien County, Michigan

## Legend

### Zoning Districts

- |  |   |
|--|---|
|  OS, Open Space / Agriculture |  TI, Transitional Industrial |
|  RL, Residential Lake         |  DC, Downtown Core           |
|  RS, Residential Suburban     |  CG, Commercial Gateway      |
|  RC, Residential Central      |  DE, Downtown Edge           |
|  CC, Corridor Commercial      |  NE, Neighborhood Edge       |
|  |  IG, Interstate Gateway      |



Amended through:  
November 2020

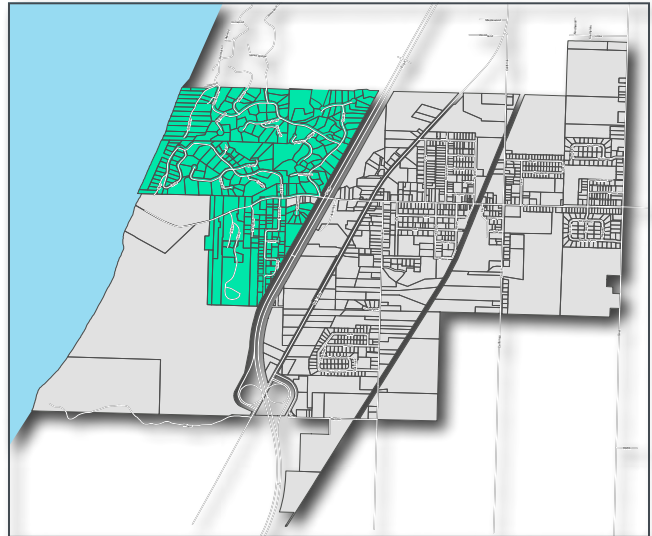
**williams&works**  
engineers | surveyors | planners

**INTENT**

The intent of the Residential Lake district is to foster single-family development in areas of the City in close proximity to Lake Michigan having topographic constraints, or are heavily wooded, or are within the critical dune area. Lot sizes are large, and the use mix is restrictive to ensure a predominately residential character.

**SITE DEVELOPMENT STANDARDS**

Min. Area	Max. Height	Min. Setback	Min. Width
20,000 sq.ft.	35 ft.	FY 30 ft. SY 12 ft. RY 30 ft.	110 ft.



**SITE DESIGN STANDARDS SNAPSHOT**

OFF-STREET PARKING	Quantity of off-street parking shall be provided as per Article V.  Off-street parking for single family detached shall be in the form of an attached or detached garage or carport.  Location of off-street parking shall be as specified in Article V.
SIGNAGE	Signs are permitted for non-residential uses only, except as permitted for temporary yard signs.  Refer to Article VI for sign standards.
LANDSCAPING	For Landscaping Standards refer to Article VII.

**PERMITTED AND SPECIAL USES**

RESIDENTIAL	Accessory Building and Structure*	Permitted
	Single Family Detached	Permitted
	Single Family Residential, All Floors	Permitted
	Multi-family Residential, All Floors	Not permitted
	Residential, Upper Floor Only	Permitted
	Bed and Breakfast	Special use
	Foster Care, Adult	Permitted
	Day Care, Family	Permitted
	Dwelling, Two-family	Not permitted
INSTITUTIONAL & OPEN SPACE	Place of Public Assembly	Not permitted
	School	Not permitted
	Park	Permitted
	Plaza	Permitted
COMMERCIAL	Retail	Not permitted
	Office	Not permitted
	Eating and Drinking Establishment	Not permitted
	Hotel/Lodging	Not permitted
	Professional Services	Not permitted
	Brewery/Distillery	Not permitted
	Veterinary Clinic	Not permitted
	Automobile Sales	Not permitted
	Gas/Service Station	Not permitted
	Drive-through Establishment	Not permitted
	Sexually-Oriented Business	Not permitted
INDUSTRIAL & UTILITY	Communication Tower	Not permitted
	Craft Industry	Not permitted
	Storage/Warehouse/Assembly	Not permitted
	Textile Processing	Not permitted

\*For accessory building & structure standards refer to Article VII.

**INTENT**

The intent of the Open Space district is to allow for lands devoted to open space, large-lot residential, agricultural, and recreational purposes. Areas planned for open space would allow for very moderate development, with an emphasis on low impact development practices, cluster development, preservation of natural features, and continued agricultural practices.

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	School	Permitted
COMMERCIAL	Park	Permitted
	Plaza	Permitted
	Retail	Not permitted
	Office	Not permitted
	Eating and Drinking Establishment	Not permitted
	Hotel/Lodging	Not permitted
	Professional Services	Not permitted
	Brewery/Distillery	Not permitted
	Veterinary Clinic	Not permitted
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