

BAY TOWNSHIP PLANNING COMMISSION

August 3rd, 2021

APPROVED

CALL TO ORDER:

Dave Skornia (Chair) called the meeting to order at 7:00PM and led with the Pledge of Allegiance. Also, in attendance were, Xavier Gaudard (Board of Trustees Rep), Nancy Blandford, Jamie Shepherd. Ron VanZee (Zoning Administrator) was also present. **Joe Jones**, Sara Kopriva (BRI), and Kristin Baranski attended via ZOOM.

PLEDGE OF ALLEGIANCE:

AGENDA AND PRIOR MEETING MINUTES:

MOTION BY Gaudard, seconded by Blandford, to approve the amended (remove Planning Commission By-Law discussion until September) August 3rd, 2021 agenda and the amended minutes of the May 4th, 2021 Planning Commission regular meeting passed upon unanimous affirmation vote of the Board Members.

A roll call was taken:

Yeas: Gaudard, Skornia, Blandford, Jones, Shepherd

Nays: None

PUBLIC COMMENTS:

Public comments open at 7:08 pm. Public comments closed at 7:08 pm.

PRESENTATION OF PROPOSED

SPECIAL USE HEARING FOR ARTIST

STUDIO WITHIN VILLAGE OVERLAY DISTRICT:

Applicant who will be applying for a special use permit regarding an artist studio within the Village Overlay District presented the proposed future application. The studio will be at the corner of High Street and Boyne City Road, currently a vacant lot. The property owner would like to build a studio, very simple 800 square foot building for personal use. The building will not be opened to the public. The building will be tucked in the back of the lot. Per Van Zee, the Village Overlay District does allow for artist studios. Per Skornia, a accessory dwelling unit with out a primary residential building is allowed. The Planning Commissioners, as well as the applicant, appreciated the preliminary presentation.

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Applicant will need to present a site plan, materials used and completed application to Van Zee.

MOTION BY Shepherd, seconded by Blandford, to set a public hearing for September 7th, 2021 at 7:00 pm at Bay Township Hall, passed upon unanimous affirmation vote of the Board Members.

A roll call was taken:

Yeas: Gaudard, Skornia, Blandford, Jones, Shepherd

Nays: None

PRESENTATION OF PROPOSED SPECIAL HEARING ADU:

Van Zee presented an upcoming application for an ADU at 6130 Red Pine Road. The future applicant is proposing to tear down an existing residence and build a new residence with a detached garage. The detached garage will have a 660 square foot accessory dwelling above. A request has been made to pull one permit for the projects.

MOTION BY Blandford, seconded by Gaudard, to set a public hearing for 6130 Red Pine Road for September 7th, 2021 at 7:00 pm at Bay Township Hall, passed upon unanimous affirmation vote of the Board Members.

A roll call was taken:

Yeas: Gaudard, Skornia, Blandford, Jones, Shepherd

Nays: None

PRELIMINARY DISCUSSION FOR FAQ REGARDING ZONING IN BAY TOWNSHIP FOR INCLUSION ON WEBSITE:

The Planning Commission is continuing to streamline the ordinance for easier use. It has been noted that realtors in particular are confusing the zoning designation for properties with the taxable classification. The Planning Commission would like to include additional information and resources on the website (zoning map, FAQ, etc.). Gaudard will research appropriate and up to date information for posting. The Planning Commission brainstormed ideas and will continue discussion. Items to include: page 9 definition of structures; page 29 Accessory dwelling units (increasing percentage in comparison with primary structure); page 41

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include retaining wall structures regarding erosion and widen pathway;
page 44 perhaps follow 7.51 purpose regarding waterfront overlay, clarify
greenbelt language regarding distance from OHWM.

PARKS AND REC:

N/A

ZONING ADMINISTRATOR REPORT:

Van Zee presented a zoning activity report.

ZONING BOARD OF APPEALS REPORT:

N/A

BOARD OF TRUSTEES REPORT:

Gaudard presented a Board of Trustees report.

OTHER:

N/A

CORRESPONDANCES:

N/A

PUBLIC COMMENTS: Opened and closed at 8:02 pm

ADJOURNMENT:

**MOTION by Gaudard, seconded by Shepherd, to adjourn, passed upon
unanimous affirmative vote of the Board Members.**

A roll call was taken:

Yeas: Gaudard, Skornia, Blandford, Jones, Shepherd

Nays: None

Respectfully Submitted,

**Kristin Baranski
Deputy Clerk**