

BAY TOWNSHIP PLANNING COMMISSION

October 5th, 2021

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), Steve Van Dam Nancy Blandford, Jamie Shepherd, Barb Mathes-Alguire. Ron VanZee (Zoning Administrator) was also present. Sara Kopriva, Joe Jones and Kristin Baranski attended via ZOOM.

PLEDGE OF ALLEGIANCE:

AGENDA AND PRIOR MEETING MINUTES:

MOTION BY Gaudard, seconded by Van Dam, to approve the amended September 7th, 2021 regular Planning Commission meeting minutes and the presented October 5th, 2021 agenda passed upon unanimous affirmation vote of the Board Members.

Yeas: Gaudard, Skornia, Blandford, Shepherd, Mathes-Alguire, Van Dam

Nays: None

PUBLIC COMMENTS:

Public comments opened and closed at 7:07 pm with no comment on non-agenda items.

BAY TOWNSHIP PLANNING COMMISSION BY-LAWS:

Sara Kopriva presented a draft of up dated By-Laws for Bay Township Planning Commission. Items discussed included but not limited to: meeting times, minutes, order of business, training, conflict of interest. Kopriva will redraft per discussion.

ACCESSORY DWELLING UNIT DISCUSSION:

The Zoning Ordinance currently allows accessory dwelling units (Section 4.34) as a special use in all zoning districts, does not allow for accessory dwelling units to be larger than 800 sq ft. Typically, communities have a maximum size between 800 and 1,200 sq ft. Some communities have a maximum size that is related to the main dwelling on the property, i.e. no more than 80% of the primary dwelling unit. It was decided that 800 sq. ft. is sufficient and in line with surrounding communities.

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October 5th, 2021

The Planning Commission reviewed Additional Site Plan Review Standards as well as Special Use Process for ADUs.

GREENBELT DISCUSSION:

Kopriva presented the latest version of the amendment that has been proposed. Amendment includes the suggested changes from the County as well as the discussion that took place at the May Planning Commission meeting. Also included in presentation was amendment 42, the existing Language for Article 6 and the slope Map from the Park and Recreation Plan. A thorough discussion centered around protecting the greenbelt from damage while allowing property owners protection from water level changes. The Planning Commission will continue to diligently work on the greenbelt language. 6.3c is of particular interest. Van Zee will provide to Kopriva additional verbiage for further review at November Planning Commission meeting.

PARKS AND REC:

Mathes-Alguire informed the Planning Commissioners that the Board of Trustees appointed 2 members to Parks and Rec Committee. The Planning Commission will discuss at the November meeting ideas for the direction of future park projects.

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: Public comments included protecting the shoreline and greenbelt on all lakes.

ADJOURNMENT:

MOTION by Gaudard, seconded by Mathes-Alguire, to adjourn, passed upon unanimous affirmative vote of the Board Members.

BAY TOWNSHIP PLANNING COMMISSION

October 5th, 2021

A roll call was taken:

Yeas: Gaudard, Skornia, Blandford, Shepherd, Mathes-Alguire, Van Dam

Nays: None

Respectfully Submitted,

**Kristin Baranski
Deputy Clerk**