

BAY TOWNSHIP PLANNING COMMISSION
Regular Meeting Draft Minutes
Bay Township Hall
February 1, 2022

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, Steve Van Dam (Board of Trustees Rep), Jamie Shepherd, Joe Jones (Secretary), Nancy Blandford (ZBA Rep), Barb Mathes-Alguire (Parks and Rec Vice-Chair). Sara Kopriva (BRI Planner) and Ron Van Zee (Zoning Administrator) were excused absent.

PLEDGE OF ALLEGIANCE

AGENDA AND PRIOR MEETING MINUTES

MOTION BY Blandford, seconded by Van Dam, to approve the amended January 4, 2022 regular Planning Commission meeting minutes and the amended February 1, 2022 agenda passed upon unanimous affirmation vote of the Board Members.

***Yeas: Skornia, Blandford, Shepherd, Mathes-Alguire, Van Dam, Jones
Nays: None***

PUBLIC COMMENTS

Public comments opened and closed at 7:06 pm with no comment on non-agenda items.

Skornia gave a brief explanation of the role of a planner working with the Planning Commission while reviewing or rewriting the zoning ordinance. This relationship will help the development of a user friendly ordinance.

VIDOSH LANDSCAPING PRESENTATION

Van Zee presented. A section of the Vidosh Landscaping property is being sold. The remaining parcel will be approximately 16 acres and will maintain 200 feet of road frontage. The portion to be sold will be approximately 85 acres. In 2015 a Special Use Permit was applied for. The Planning Commission determined the Special Use was an approved Agricultural use. Planning Commission reviewed and reflected on previous decisions. Potential Buyer is intending to use the property for

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recreational uses. To date, Vidosh has only been using the remaining 16.4 acres for current business.

The Planning Commission came to a unanimous consensus that there is no issue with proposed split and it does not conflict with initial decision of Landscaping Business and is in keeping with Agricultural by right.

GREENBELT AMENDMENT

The Planning Commission continued to word on the language in the Greenbelt Amendment.

- ~~6.2C language needs to be added back~~
- Article 6 needs a total rewrite instead of a remodel
- Looking to Tip of the Mitt for suggestions on rewrite (drawings are important to convey visual)

REVISED WATERFRONT OVERLAY ZONING PERMIT APPLICATION DRAFT

Planning Commission reviewed the Waterfront Overlay Zoning Permit Application draft. Members of the Planning Commission have been working to simplify the application process to ensure applicants fully understand what is required of them; especially in regards to waterfront property owners. The sub committee working with Kacey Cook (Tip of Mitt) made the following suggestions:

- Move top section from page 3 to page 1 for easier reference
- Add on page 3 'if any other permits are required or approved for (EGLE/Army Corp)'
- To project info add the following: 'Other', 'Greenbelt Alterations', 'Restoration', 'Alteration'
- Under lot size add 'Legal lot of Record'
- Add a check list for ease (proposed landscaping plan/site plan/etc.)
- Add verbiage to page 5 'complete or attach' that includes (list requirements)
- Add riparian lines to site plan
- Provide more direction on photo requirements
- Add faint graph to sketch background
- Page 6 add signature and printed name

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Cook stated that Bay Township is blazing the way with this approach. Cook will share a setback model at future meeting and will incorporate suggestions into one format.

PARKS AND REC

Charlevoix County Millage grant due early in 2022.

ZONING ADMINISTRATOR REPORT

Van Zee presented an oral report.

ZONING BOARD OF APPEALS REPORT

N/A

BOARD OF TRUSTEES REPORT

Van Dam presented a Board of Trustees report.

OTHER

N/A

CORRESPONDANCES

N/A

PUBLIC COMMENTS Public comments opened and closed at 9:07 pm with no comment.

ADJOURNMENT

MOTION by Blandford, seconded by Mathes-Alquire, to adjourn at 9:07 pm, passed upon unanimous affirmative vote of the Board Members.
Yeas: Skornia, Blandford, Shepherd, Van Dam, Jones, Mathes-Alquire
Nays: None

Respectfully Submitted,

Kristin Baranski
Deputy Clerk