

BAY TOWNSHIP PLANNING COMMISSION
Regular Meeting Draft Minutes
Bay Township Hall

April 5, 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). Also present: Ron Van Zee (Zoning Administrator), Kristin Baranski (Recording Secretary), Kacey Cook (Tip of the Mitt) and Steve Ritter (Treasurer)

PLEDGE OF ALLEGIANCE

AGENDA AND PRIOR MEETING MINUTES

MOTION BY Mathes-Alguire, seconded by Shepherd, to approve the amended February 1, 2022 regular Planning Commission meeting minutes and the amended April 4, 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. Bill Mansfield (Lavender Farm) gave a brief update.

BOT REQUEST TO REVIEW 17.2

The Planning Commission, per the request of the Board of Trustees, discussed Section 17.2 of the zoning ordinance. Ritter suggested the Planning Commission focus on several areas of concern. The idea is to reduce variance requests, especially in several specific areas. This discussion may be motivation for maps to be incorporated into ordinance in an attempt to reduce the creation of non-conforming lots. Areas of concern included:

- Ritter shared 2 recent ZBA cases regarding variance requests
- New build versus Remodel
- Important to preserve the ordinance as well as property owners' rights to build

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- Difference of property owner that has owned a legal non-conforming lot versus a recently purchased legal non-conforming lot

The Planning Commission came to a consensus for Kopriva (BRI Planner) to begin work on a rewrite.

SECTION 6 WATERFRONT

The Planning Commission, in corporation with Cook (Tip of the Mitt) discussed Article 6 (Waterfront Regulations). Cook provided proposed changes, not much has been changed. This overview is more of a broad overview of the intended direction of Section 6. The proposed changes will relate well with the new zoning application as well as proposed digital data base. Discussion included:

- 6.1 Purpose
- 6.2 Waterfront Regulations
- 6.3 Required Lot Dimensions and Building Standards (incorporate building standards from 5.4 into waterfront as well/structures vs building)
- 6.4 Natural Vegetive Stripe (Shoreland Protection Strip/illustrations/how best to present what is and isn't allowed/types of plants/maintenance/lights/pathways/etc/damage from seawalls/Stormwater Management)
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The Planning Commission as a whole came to the consensus on the additions as well as the deletions provided by Cook (Tip of the Mitt). Sub committee will continue to work with Cook on the application with clear suggestions from all Planning Commission members.

PARKS AND REC

ZONING ADMINISTRATOR REPORT

Van Zee presented an oral report.

ZONING BOARD OF APPEALS REPORT

Blandford reported on upcoming training as well as a possible case.

BOARD OF TRUSTEES REPORT

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Van Dam presented a Board of Trustees report.

OTHER N/A

CORRESPONDANCES
N/A

PUBLIC COMMENTS Public comments opened and closed at 9:22 pm with no comment.

ADJOURNMENT

**MOTION by Blandford, seconded by Van Dam, to adjourn at 9:22 pm,
passed upon unanimous affirmative vote of the Board Members.**

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

Nays: None

Respectfully Submitted,

Kristin Baranski

Recording Secretary