

BAY TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
February 7, 2023
Bay Township Hall

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: Joe Jones (Secretary), Nancy Blandford (ZBA Rep), Barb Mathes-Alguire (PC Vice-Chair and Parks and Rec Rep), Steve Van Dam (Board of Trustees Rep), Daniel Lisonbee and Jamie Shepherd. Also present: Kristin Baranski (Recording Secretary), Tom Darnton (LCA), Barry Hicks (LIAA), Jennifer McKay (TOM) and Lee Maynard (LIAA)

PLEDGE OF ALLEGIANCE

AGENDA AND

PRIOR MEETING MINUTES

MOTION BY Blandford, seconded by Jones to approve the amended January 3, 2023 regular Planning Commission meeting minutes and the presented February 7, 2023 agenda passed upon unanimous affirmation vote of the Board Members.

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

Nays: None

PUBLIC COMMENTS

Public comments opened and closed at 7:08 pm.

LIAA/LAKE CHARLEVOIX ASSOCIATION/TIP OF THE MITT REPORT

- LCA has contracted with TOMWC and LIAA to accomplish two main objectives:
 - Revisit the 2016 efforts and discuss the status of community lakeshore protection
 - Develop a shared vision of Lake Charlevoix with common goals shared by all communities
- Recap
 - Long term protection
 - Improving Ordinances- regulations not enough; need to educate and coordinate an effort with all communities

BAY TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
February 7, 2023
Bay Township Hall

- Vision
 - Zoning is complicated
 - Different types of development require different thought process
 - One size does not fit all
- PC Member thoughts
 - Why isn't Charlevoix County handling shoreline instead of individual townships
 - When townships/city regulations were developed- Lake protection was not in the forefront
 - Township enforcement is a problem
- Tip of the Mitt Recommendations
 - Education
 - Ban construction of Seawalls (definition: vertical hard surface)
 - Coordinate on permitting
 - Attend advisory committee meetings
 - Reinvigorate Planners Forum
 - Use bonds or predetermined fines
 - Improve permit application
 - Attend trainings
 - Overlay Districts
 - Countywide zoning
 - 3rd party review and enforcement
 - OHWM interpretation
 - Short Term Rental regulations
- PC Comment
 - Define seawall per TOM: vertical hard surface
 - Not enough to create overlay districts- better for ZBA to keep development in control
 - County zoning- already understaffed
 - 3rd party enforcement- costly/costs could be shared
 - Monitoring and reporting through out project; enforcement expensive; not always good fit for township/residents
 - Expand soil erosion to include shoreline
- Bay Township Actions
 - Discussed 2016 Lake Charlevoix Shoreline Protection recommendations
 - Waterfront overlay
 - Update permit application

BAY TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
February 7, 2023
Bay Township Hall

- Article 6 language
- Develop online permit application
- Bay Township PC recommends moving forward with Planners Forum

ARTICLE 17 BRI LANGUAGE REVIEW

Sara Kopriva (BRI) provided Draft 02.02.23 for review

COTTAGE INDUSTRIES LANGUAGE HOMEWORK ASSIGNMENT

ZA Van Zee has requested that the PC members work on some homework prior to the next PC meeting:

- Read section on Cottage Industries
- Drive around township and note how property owners are using parcels
 - ✓ Equipment/trucks in yard
 - ✓ Work being done on premise
 - ✓ Additional parking for visitors
 - ✓ Signage
 - ✓ Are people using home for home business

ARTICLE 17

PC continues work on Article 17 (nonconformities)

ZONING ADMINISTRATOR REPORT

N/A

ZONING BOARD OF APPEALS REPORT

Blandford reported a ZBA report

BOARD OF TRUSTEES REPORT

Van Dam presented an oral report.

OTHER CORRESPONDANCES

N/A

BAY TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
February 7, 2023
Bay Township Hall

PUBLIC COMMENTS Public comments opened and closed at 9:28 pm.

ADJOURNMENT

MOTION by Blandford, seconded by Mathes-Alguire, to adjourn at 9:28 pm, passed upon unanimous affirmative vote of the Board Members.

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

Nays: None

Respectfully Submitted,

Kristin Baranski
Recording Secretary