

**BAY TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting Minutes**  
**June 6, 2023,**  
**Bay Township Hall**

**CALL TO ORDER**

Dave Skornia (Chair) called the meeting to order at 7:00 PM and led with the Pledge of Allegiance. Also, in attendance were: Barb Mathes-Alguire (PC Vice-Chair and Parks and Rec Rep), Nancy Blandford (ZBA Rep), Daniel Lisonbee and Jamie Shepherd. Also present: Kristin Baranski (Recording Secretary-ZOOM) and Ron Van Zee (Zoning Administrator); Excused absent: Steve Van Dam (Board of Trustees Rep) and Joe Jones (Secretary)

**PLEDGE OF ALLEGIANCE**

**AGENDA AND  
PRIOR MEETING MINUTES**

**MOTION BY Mathes-Alguire, seconded by Shepherd to approve the May 2, 2023 regular Planning Commission meeting minutes as amended, and the amended June 7, 2023 agenda passed upon unanimous affirmation vote of the Board Members.**

***Yeas: Skornia, Blandford, Shepherd, Lisonbee, Mathes-Alguire***

***Nays: None***

**PUBLIC COMMENTS**

Public comments opened 7:05 pm and closed at 7:09 pm

**ARTICLE 17 LEGAL REVIEW COMMENTS**

**MOTION BY Mathes-Alguire, seconded by Blandford to send Article 17 to the Charlevoix County Planning Commission for review, passed upon unanimous affirmation vote of the Board Members.**

***Yeas: Skornia, Blandford, Shepherd, Lisonbee, Mathes-Alguire***

***Nays: None***

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**CONTINUATION OF BERG GREENBELT (Vegetative Strip) RESTORATION PLAN (SPECIAL USE PERMIT REQUEST FOR ACCESSORY DWELLING UNIT)**

PC Members Comments and Requirements for Further Review:

- Proposed plantings do not equally replace the quantity of trees already removed; small plants and shrubs verses large deep rooted established trees
- Several proposed plantings are not native and some are even invasive (Honeysuckle)  
PC MEMBERS Requirements for plans presented at June 6, 2023 meeting
- Quantity of trees shall be at least equal to what was removed
- Written confirmation by Tip of the Mitt, per a review of plans, that all plantings are on the list for approved native plantings as well as approval of the proposed density of plants
- Must be a 1–2-foot elevated vegetative buffer to prevent runoff or mediation
- Remove paved driveway
- Copy of Health Department, Building Department and Soil Erosion Permits

Zoning Administrator will present list of Requirements to applicant.

**ZONING ADMINISTRATOR REPORT**

Van Zee presented an oral report.

**ZONING BOARD OF APPEALS REPORT**

Members attended MTA event in Gaylord; as well as attempted a ZBA hearing at Hayes Township that was cancelled.

**BOARD OF TRUSTEES REPORT**

N/A

**OTHER CORRESPONDANCES/PC COMMENT**

PC members agreed that language for Performance Bond Requirements needs to be added to Article 6.

**PUBLIC COMMENTS** Public comments opened and closed at 8:39 pm.

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**ADJOURNMENT**

**MOTION by Blandford, seconded by ~~Van Dam~~ Mathes-Alquire, to adjourn at 8:39pm, passed upon unanimous affirmative vote of the Board Members.**

***Yeas: Skornia, Blandford, Shepherd, Lisonbee, Mathes-Alquire***

***Nays: None***

**Respectfully Submitted,**

**Kristin Baranski**  
**Recording Secretary**