

**BAY TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting Minutes**  
**September 5, 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, Steve Van Dam (Board of Trustees Rep), Joe Jones (Secretary) and Jamie Shepherd. Also present: Kristin Baranski (Recording Secretary-ZOOM) and Ron Van Zee (Zoning Administrator)

**PLEDGE OF ALLEGIANCE**

**AGENDA AND  
PRIOR MEETING MINUTES**

**MOTION BY Mathes-Alguire, seconded by Blandford to approve the August 1 2023 regular Planning Commission meeting minutes as presented, and the September 5, 2023 amended agenda passed upon unanimous affirmation vote of the Board Members.**

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

***Nays: None***

**PUBLIC COMMENTS**

Public comments opened and closed at 7:02 pm with no comment.

**ARTICLE 17 TEXT ADMENDMENTS PUBLIC HEARING**

**MOTION BY Mathes-Alguire, seconded by Blandford to hold a Public Hearing on October 3, 2023 at 7:00 pm to receive public comment on Article 17 Text Amendments passed upon unanimous affirmation vote of the Board Members.**

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

***Nays: None***

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#### **ARTICLE 6 Discussion**

Anna McGlashen (Tip of the Mitt) presented recommended edits on Article 6. The Planning Commission has been working on the Waterfront Overlay District edits. Discussions included:

- ‘Shoreland Protection Strips prevent soil erosion and sedimentation into waters. They also promote the scenic character and protect property values of waterfront parcels.’- Source is common knowledge/PC came to consensus that better placement is under Subsection 6 (1)
- Process of permitting (Zoning Administrator needs Soil Erosion and Health Department permits to issue a Zoning Permit; County Building Department needs Zoning Permit to issue a building permit) can make condition of permits to have EGLE issue permit
- Planning Commission must make sure that no conflicts exist within the Zoning Ordinance
- Setback chart or picture/diagram- Planning Commission came to consensus that a chart for setbacks only needs to contain the setbacks for the Waterfront Overlay District and as well as a picture
- Planning Commission needs to consider that not all structures face the water feature thus not necessarily the front setback- for example- a home may sit on a parcel that has a stream that runs through the backyard. (Strick all underlying Zoning Language)
- Mowed grass is not an acceptable shoreland protection strip
- Simplified suggestions to decrease repetition within Ordinance
- Use of pesticides/fertilizers within shoreland protection strip should not be used- need to keep in mind what are best practices/encouraged and what is enforceable
- Seawalls (Vertical seawalls are prohibited/ large rocks create problems on adjacent parcels- encourage use of smaller rocks and bioengineering; EGLE has become less stringent on minor permits that incentivizes smaller rocks;
- Jurisdiction becomes an issue (if EGLE issues a permit for a project what recourse does Zoning Administrator have)
- ‘Vertical seawalls are detrimental and should not be used

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**ZONING ADMINISTRATOR REPORT**

Van Zee presented an oral report.

**ZONING BOARD OF APPEALS REPORT**

ZBA hearing is set for September 6, 2023 at 6:30 pm

**BOARD OF TRUSTEES REPORT**

Van Dam presented an oral report.

**OTHER CORRESPONDANCES/PC COMMENT**

**PUBLIC COMMENTS** Public comments opened and closed at 9:12 pm with no comment.

**ADJOURNMENT**

**MOTION by Van Dam seconded by Jones to adjourn at 9:12 pm, passed upon unanimous affirmative vote of the Board Members.**

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

***Nays: None***

**Respectfully Submitted,**

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