

BAY TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
October 3, 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). Excused absent: Ron Van Zee (Zoning Administrator)

PLEDGE OF ALLEGIANCE

**AGENDA AND
PRIOR MEETING MINUTES**

MOTION BY Blandford, seconded by Mathes-Alguire to approve the September 5, 2023 regular Planning Commission meeting minutes as amended, and the October 3, 2023 presented 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 6 Discussion

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

- Different definitions for Shoreland Protection Strip
- Important for definitions to reflect intent and clear and conscious for understanding
- Shoreline Protection Strips are most effective when they cover 100% of shoreline frontage but at a minimum of 20' inland.

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- Picture/diagram effective in relaying message
- Modify drawings in Ordinance to reflect Shoreland Protection Strip
- Correct waterfront setback drawings in Ordinance to reflect Shoreland Protection Strip
- Planning Commission came to the consensus that a drawing benefits all to reflect Shoreland Protection Strip
- Possible to come to agreement that some is better than none in some instances; whatever guidance is, it is of utmost importance to keep the purpose in the forefront- Protection of the Lakes
- Should each Shoreland Protection Restoration plan come before the Planning Commission as a Special Use Permit
- If applicant adheres to all Shoreland Protection Strip requirements in Ordinance, the site plan could be signed off without Special Use Permit
- Special Use Permit would require Public Hearing Notice (properties within 300 feet)
- Many people are more likely to adhere as long as Ordinance is enforced
- Planning Commission is acting in a proactive matter (informing applicant at time of application/signature to verify understanding/site plan review of shoreland protection strip plan) moving in the right direction
- Site Plan Review vs Special Use Permit
- Advisory Committee-Planning Commission-Site Plan Review-Special Use Permit
- Agenda: place Site Plan Review on Agenda as a standing monthly item
- Flow Chart for the process of application for Waterfront Properties

ARTICLE 17 TEXT AMENDMENTS PUBLIC HEARING

MOTION BY Blandford, seconded by Shepherd to hold a Public Hearing on November 7, 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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ZONING ADMINISTRATOR REPORT

N/A

ZONING BOARD OF APPEALS REPORT

ZBA hearing met on September 6, 2023 at 6:30 pm. ZBA variance was denied.

BOARD OF TRUSTEES REPORT

Van Dam presented an oral report.

OTHER CORRESPONDANCES/PC COMMENT

PUBLIC COMMENTS Public comments opened and closed at 8:44 pm with no comment.

ADJOURNMENT

MOTION by Van Dam seconded by Jones to adjourn at 8:44 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