

**BAY TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting Minutes**  
**September 3, 2024**  
**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: Daniel Lisonbee, Steve Van Dam (Board of Trustees Rep) Joe Jones (Secretary), Barb Mathes-Alguire (PC Vice-Chair and Parks and Rec Rep), Nancy Blandford (ZBA Rep), Ralph Goodrich and Kristin Baranski (Recording Secretary) Also in Attendance: Zack Sompels (Zoning Administrator) Scott Heff (Resident)

**PLEDGE OF ALLEGIANCE**

**AGENDA AND**

**PRIOR MEETING MINUTES**

**MOTION BY Blandford, seconded by Van Dam to approve the August 7, 2024 regular Planning Commission meeting minutes as amended, and the September 3, 2024 agenda as amended passed upon unanimous affirmation vote of the Board Members.**

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

***Nays: None***

**PUBLIC COMMENTS**

Public comments opened at 7:02 pm. Scott Heff spoke about his recent experience with a denied variance request with Bay Township ZBA. Mr. Heff is concerned that according to the Zoning Ordinance streams/creeks have the same setbacks as lake frontage. Heff believes the Ordinance treats non-navigable waters the same as a navigable waterways. Legal non-conforming lots prior to Zoning Ordinance adoption Article 17 allows for ZBA to grant a variance. Public comment closed at 7:20 pm.

**DECEMBER MEETING DATE CHANGE REQUEST**

**MOTION BY Blandford, seconded by Lisonbee to change the December meeting date to December 10, 2024 at 7:00 pm passed upon unanimous affirmation vote of the Board Members.**

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

***Nays: None***

# **BAY TOWNSHIP PLANNING COMMISSION**

## **Regular Meeting Minutes DRAFT**

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### **GREENBELT REVIEW PROCESS AND LANGUAGE DISCUSSION**

Discussion included:

- Confused as to where the PC is currently in the Waterfront section of the draft (April 28, 2024)
- Streams and Creeks do need to be review and considered with different regulations than lake frontage regulations
- Positive feedback that Shoreland Review can work and does make a difference
- Different topographical properties needs to be considered, different lots have different needs
- Less complicated possibly to just start over to reduce conflicts within ordinance
- Some flexibility makes sense and process seems to work; needs to be written that makes it clear regarding flexibility- perhaps clear intent statement
- Support for Sub-Committee review
- Open discussion/flexibility/relationship with property owner is encouraging
- Current Draft Waterfront section is closer than PC may realize
- Clear statement of intent is important
- PC is heading in the right direction
- Site Plan Review or Shoreland Review- need to clarify and make it clear what requirements are and what section of Ordinance is it a subsection of
- Need to make requirements as clear as possible for applicants sake as well as Zoning Administrator and Planning Commission
- Photos are helpful but need to designate where on the site the photo was taken from
- Sub-Committee could act as an Ambassador for Shoreland Protection
- Consensus of Planning Commission Members that it is beneficial to create a sub-committee
- Planning Commission will review recommendation of Sub-Committee
- Planning Commission will review if Waterfront Review will remain only in Article 6
- Skornia will contact Anna (Tip of Mitt) regarding status of most recent draft/drawings

### **ZONING BOARD OF APPEALS REQUEST FOR REVIEW OF STREAM SETBACK REQUIREMENT**

Zoning Administrator Sompels will research other ordinances/entities regarding Stream Setback Requirements.

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**ZONING ADMINISTRATOR REPORT**

Sompels presented an oral report.

**ZONING BOARD OF APPEALS REPORT**

Blandford presented an oral report. ZBA held a public hearing on August 12 at 6pm. The variance request was denied.

**BOARD OF TRUSTEES REPORT**

Van Dam presented an oral report.

**OTHER CORRESPONDENCES/PC COMMENT**

**PUBLIC COMMENTS** Public comments opened and closed at 9:01 pm with no comment.

**ADJOURNMENT**

**MOTION by Mathes-Alguire seconded by Goodrich to adjourn at 9:04 pm, passed upon unanimous affirmative vote of the Board Members.**

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

***Nays: None***

**Respectfully Submitted,**

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