

BAY TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
Public Meeting
September 9, 2025
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: Steve Van Dam (Board of Trustees Rep), Ralph Goodrich, John Nestell, Barb Mathes-Alguire (PC Vice-Chair), Joe Jones (Secretary) and John Rohe (ZBA Rep). Also in Attendance: Zack Sompels (Zoning Administrator) and Kristin Baranski (Recording Secretary)

PLEDGE OF ALLEGIANCE

AGENDA AND

PRIOR MEETING MINUTES

MOTION BY Mathes-Alguire, seconded by Jones to approve the August 8, 2025 minutes as corrected and the September 9 2025 presented agenda passed upon unanimous affirmation vote of the Board Members.

Yeas: Skornia, Van Dam, Goodrich, Nestell, Mathes-Alguire, Jones, Rohe

Nays: None

PUBLIC COMMENTS

Public comments opened at 7:05 pm. Request for clarification regarding interior vs exterior lit signage (Church in Horton Bay). Members reiterated the Ordinance states in several places (to ensure a certain ambiance) interior lit signs are not allowed.

CHANGE MEETING DATES STATING NOVEMBER

MOTION BY Van Dam, seconded by Mathes-Alguire, to schedule a public hearing to amend the Camp Daggett PUD for October 7, 2025 7:00 pm (with October 14, 2025 as an alternate date) passed upon unanimous affirmation vote of the Board Members.

Yeas: Skornia, Van Dam, Goodrich, Nestell, Mathes-Alguire, Jones, Rohe

Nays: None

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Regular Meeting Minutes

Public Meeting

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MOTION BY Goodrich, seconded by Mathes-Alguire, to schedule the remaining of 2025 regular meeting dates back to the first Tuesday of each month (October 7, 2025, November 4, 2025 and December 2, 2025 passed upon unanimous affirmation vote of the Board Members.

Yeas: Skornia, Van Dam, Goodrich, Nestell, Mathes-Alguire, Jones, Rohe

Nays: None

CAMP DAGGETT PUD EXPANSION DRAWINGS/ESCROW FEE

- Planning Commission discussed an escrow fee amount regarding the Camp Daggett PUD expansion public hearing scheduled for October. An escrow fee is **IMPOSED** to ensure performance/completion of PUD requirements/specifications/conditions
- Day Camp is doubling, how will that affect traffic
- Each member received an application to review for the October Public Hearing
- Health Department, Soil Erosion and Road Commission will provide appropriate permits/permissions

The Planning Commission came to a consensus that an escrow **FEE** is not necessary for this request.

SECTION 5.4 LOT AVERAGING LANGUAGE IMPROVEMENTS

Planning Commission discussed a language change for section 5.4.

The Purpose of Change:

5.4 should be to support and advocate for the preservation of the rural character, ~~agricultural~~ **agricultural** viability, heritage and open space of Bay Township by minimizing fragmentation and sprawl in Agricultural Districts. This zoning ordinance language modification would encourage responsible land stewardship, long term agricultural use, and sustainable development practices.

Objective:

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Recreate the chart (p. 32) and the language in 'Notes:1' so that the language is clearer and more aligned with Bay Township's goals and Master Plan. To do this, the language needs to better articulate development options and encourage *agricultural* use for years to come.

Section 5.4 needs to be rewritten to make zoning ordinance more favorable to citizens of the Township (i.e. focus on lot size averaging), specifically by encouraging landowners and developers to minimize land development by better understanding Bay Township's agriculture preservation-oriented intent, transparency and clarity to all options, and understanding the Township's incentives for conservation.

Members discussed several additional edits. **DEFINITION FOR 'ORIGINAL PARCEL' WILL BE ADDED AS WELL AS CONSISTENT LANGUAGE FOR CLARITY.**

ZONING ADMINISTRATOR REPORT

Sompels presented an oral report.

ZONING BOARD OF APPEALS REPORT

Rohe reported on a recent meeting.

BOARD OF TRUSTEES REPORT

Van Dam presented an oral report.

OTHER CORRESPONDENCES/PC COMMENT

PUBLIC COMMENTS Public comments opened and closed at 9:21 pm

ADJOURNMENT

MOTION by Van Dam, seconded by Nestell adjourn at 9:21 pm, passed upon unanimous affirmative vote of the Board Members.

Yeas: Skornia, Van Dam, Goodrich, Nestell, Mathes-Alguire, Jones, Rohe

Nays: None

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Respectfully Submitted,

Kristin Baranski
Recording Secretary