

BAY TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes

Public Meeting

November 4, 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, Joe Jones (Secretary) and John Rohe (ZBA Rep). Also in Attendance: Zack Sompels (Zoning Administrator) and Kristin Baranski (Recording Secretary). Barb Mathes-Alguire (PC Vice-Chair) excused absent.

PLEDGE OF ALLEGIANCE

AGENDA AND

PRIOR MEETING MINUTES

MOTION BY Rohe, seconded by Jones to approve the October 7th, 2025 minutes as corrected, the October 21, 2025 Special Meeting as presented and the November 4, 2025 presented agenda passed upon unanimous affirmation vote of the Board Members.

Yeas: Skornia, Van Dam, Goodrich, Nestell, Jones, Rohe

Nays: None

PUBLIC COMMENTS

Public comments opened and closed at 7:17 pm.

CAMP DAGGETT FINAL APPROVAL

MOTION BY Rohe, seconded by ~~Mathes-Alguire~~ Van Dam, to grant a final approval, based on Finding of Facts approved at a Public Hearing, held on October 7, 2025 and consistent with the current Bay Township Master Plan, a major amendment to the preexisting Camp Daggett Planned Unit Development, passed upon unanimous affirmation vote of the Board Members.

Yeas: Skornia, Van Dam, Goodrich, Nestell, Jones, Rohe

Nays: None

ARTICLE 6.7

Site Plan Review Requirements & What to Include on Site Plan Review Application

Planning Commission came to a consensus that a zoning permit that includes all requirements noted in Article 6 will be created and required specifically for parcels in the

BAY TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes

Public Meeting

November 4, 2025

Bay Township Hall

Waterfront Overlay District. (addendum/addition to zoning permit application/Waterfront Overlay Subsection)

Planning Commission came to a consensus that not all permits will trigger a Waterfront Overlay Development Plan Site review and will be spelled out in Ordinance and allow for Zoning Administrator approval, ie **for example:** small deck with no alterations to shoreline protection strip.

Planning Commission came to a consensus that the Findings of Fact will be a checklist of 6.7 and will be incorporated into application (Jones will work on)

ZONING ADMINISTRATOR REPORT

Sompels presented an oral report.

ZONING BOARD OF APPEALS REPORT

Rohe reported on a meeting held on October 27, 2025. The variance request was denied by the ZBA.

BOARD OF TRUSTEES REPORT

Van Dam presented an oral report.

OTHER CORRESPONDENCES/PC COMMENT

PUBLIC COMMENTS Public comments opened and closed at 9:09 pm

ADJOURNMENT

MOTION by Van Dam, seconded by Nestell adjourn at 9:09 pm, passed upon unanimous affirmative vote of the Board Members.

Yeas: Skornia, Van Dam, Goodrich, Nestell, Jones, Rohe

Nays: None

Respectfully Submitted,

Kristin Baranski

BAY TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes

Public Meeting

November 4, 2025

Bay Township Hall

Recording Secretary