

BAY TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
March 3, 2026
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 (Vice-Chair), Steve Van Dam (Board of Trustees Rep), Ralph Goodrich, Joe Jones (Secretary) and John Rohe (ZBA Rep), Also in Attendance: Zack Sompels (Zoning Administrator) and Kristin Baranski (Recording Secretary). Excused Absent: Jack Nestell (Parks and Rec)

PLEDGE OF ALLEGIANCE

AGENDA AND

PRIOR MEETING MINUTES

MOTION BY Mathes-Alguire, seconded by Rohe to approve the February 3rd, 2026 minutes as corrected, and the March 3, 2026 agenda passed upon unanimous affirmation vote of the Board Members.

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

Nays: None

PUBLIC COMMENTS

Public comments opened and closed at 7:11 pm with no comment.

LAVENDER HILL FARM SIGN ORDINANCE BRIEF PRESENTATION

Bill Mansfield provided some logical reasoning for necessity of signage and recommends perhaps working into Zoning Ordinance. Signage is not for advertising as much as for traffic speed control; claims they work especially with the cement truck traffic. Signs have been designed to be removed. Mr. Mansfield suggests removing signs November-Spring when not as needed as during the summer months due to increased traffic. Mr. Mansfield will speak with Charlevoix County Road Commission.

CAMP MICHIGANIA MAJOR PUD AMENDMENT BRIEF PRESENTATION

Camp Michigania presented an informal presentation regarding an up coming PUD major amendment. Projected projects include: a 4 season horse barn, a covered riding arena as well as a new hay barn.

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CHANGE MEETING DATES FOR MAY, AUGUST AND NOVEMBER

MOTION BY Mathes-Alguire seconded by Goodrich to change the following meeting dates for the regular meeting dates to May 6, 2026, August 5, 2026 and November 4, 2026 passed upon unanimous affirmation vote of the Board Members.

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

Nays: None

ARTICLE 6 REVIEW PERMIT APPLICATION AND ILLUSTRATION DRAFTS

Planning Commission discussed:

- Utilizing a professional to finalize the permit
- Zoning permit specifically for Waterfront Overlay District
- Intent is to hold property owners responsible for Waterfront as well as construction
- Move instructions and General Overview to first two page of permit
- Applicants should address HOAs, conservation easements, deed restrictions, etc
- "Is the property subject to restrictions"
- add authorization of agent by owner
- 45' Shoreland Protection Strip (Alteration)
- Setbacks and Heights – 35' Stream; change water to lakefront
- Impervious Surface Calculations- add maximum lot coverage 50%
- add samples to natural Vegetation Strip alterations
- add page number for site plan
- add wetlands to EGLE/ACOE **USACE** etc.

SCHEDULE ARTICLE 6 WORK SESSION

MOTION BY Skornia seconded by Goodrich to set an Article 6 work session for Tuesday March 10th, 2026 at 6:00 pm passed upon unanimous affirmation vote of the Board Members.

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

Nays: None

ZACK SOMPELS/JOHN ROHE SPRING ZONING REMINDER

ZONING ADMINISTRATOR REPORT

Sompels presented an oral report.

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ZONING BOARD OF APPEALS REPORT

Rohe presented an oral report.

BOARD OF TRUSTEES REPORT

Van Dam presented an oral report.

OTHER CORRESPONDENCES/PC COMMENT

PUBLIC COMMENTS Public comments opened and closed at 9:16 pm with no comment.

ADJOURNMENT

MOTION by Goodrich, seconded by Jones to adjourn at 9:18 pm, passed upon unanimous affirmative vote of the Board Members.

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

Nays: None

Respectfully Submitted,

Kristin Baranski
Recording Secretary