

BAY TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
April 7, 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: Steve Van Dam (Board of Trustees Rep), Ralph Goodrich, Joe Jones (Secretary) and, Jack Nestell (Parks and Rec). Also in Attendance: Zack Sompels (Zoning Administrator) and Kristin Baranski (Recording Secretary). Excused Absent: John Rohe (ZBA Rep) attended via ZOOM and Barb Mathes-Alguire (Vice-Chair)

PLEDGE OF ALLEGIANCE

AGENDA AND

PRIOR MEETING MINUTES

MOTION BY Goodrich, seconded by Nestell to approve the March 3rd, 2026 minutes as corrected, and the April 7, 2026 agenda passed upon unanimous affirmation vote of the Board Members.

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

Nays: None

PUBLIC COMMENTS

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

5.1 LOT AVERAGING LANGUAGE PROGRESS UPDATE

Jack Nestell updated the Planning Commission on the work for ~~5.1~~**5.4**. Nestell outlined several key points for Planning Commissioners to consider for language re-write. Planning Commission will review notes and discuss as an agenda item next month.

ARTICLE 6 REVIEW CURRENT DRAFT OF PERMIT APPLICATION, ILLUSTRATION AND LEGAL REVIEW

The Planning Commission went over the Township Attorney legal review notes. Corrections included:

- 6.4.2 clarification: Existing language in ordinance allows for reduced setback dependent on averaging adjacent existing primary structures- Rohe will work on language
- 6.4.b.3 add *per fixture*
- 6.5.a Shoreline Protection Strip (SPS)
- 6.5.c 20% trimming of existing tree/shrubs within SPS. Add language back
- 6.5.d change ~~should be to~~ MUST (**instead of SHOULD**)

BAY TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes

April 7, 2026

Bay Township Hall

- all spelling, punctuation, SPS, redundancies, corrected
- PC will work on areas of subjective language
- PC completed up to 6.5(h).5

MOTION by Skornia, seconded by VanDam to set a work session for Monday April 13, 2026 at 7pm passed upon unanimous affirmative vote of the Board Members.

Yeas: Skornia, Nestell Van Dam, Goodrich, Jones

Nays: None

ZONING ADMINISTRATOR REPORT

Sompels presented an oral report.

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, Nestell, Van Dam, Goodrich, Jones

Nays: None

Respectfully Submitted,

Kristin Baranski

Recording Secretary