

# **BAY TOWNSHIP PLANNING COMMISSION**

## **Meeting Minutes**

**June 2, 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, Barb Mathes-Alguire (Vice-Chair), John Rohe (Zoning Board of Appeals Rep) and Jack Nestell (Parks and Rec). Also in Attendance: Zack Sompels (Zoning Administrator) and Kristin Baranski (Recording Secretary). Excused absent: Joe Jones (Secretary).

### **PLEDGE OF ALLEGIANCE**

### **AGENDA AND PRIOR MEETING MINUTES**

**MOTION BY Goodrich, seconded by Mathes-Alguire to approve the May 27th, 2026 minutes as corrected, passed upon unanimous affirmation vote of the Board Members.**

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

***Nays: None***

### **PUBLIC COMMENTS**

Public comments opened and closed at 7:10 pm with no comment on non-agenda items.

### **PUBLIC HEARING FOR ARTICLE 6**

Skornia explained to the public in attendance the process for developing Article 6. He stressed the need for an update not only on the Ordinance regarding the waterfront but the new permit that will drive the compliance of Article 6.

Public Comment opened at 7:27 pm. Public comments included:

- Heidi Schaffer, former soil erosion officer in Antrim County currently at a local environmental group. How will new property owners keep to just the 20% and not demand an additional 20%; how was dimensions determined; native plants as well as native cultivars should be a possibility
- Scott Hoeft (retired architect, spent time on Planning Commissions for over 10 years); are site plans required on a non-waterfront property; clarify if intent is to allow Zoning Administrator to make decisions regarding shoreline; clarify principal structure and accessory buildings; site plans etc too much to require for a small project; timeline

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Public Comment closed at 8:14 pm.

Somples read all written comment into record.

Public hearing closed at 8:21 pm.

**MOTION BY Van Dam, seconded by Mathes-Alguire to send the proposed draft of Article 6 to the Charlevoix County Planning Commission for review, passed upon unanimous affirmation vote of the Board Members.**

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

***Nays: None***

### **ARTICLE 5.4 FORWARD TO LEGAL REVIEW**

Article 5.4 has been 'cleaned up' and edited to reflect previous comment.

Planning Commission comment included:

- Add notes to chart to simplify
- Terms vs definition; where to include definitions
- Reconcile definitions
- Definitions can be included on application

**MOTION by Van Dam, seconded by Nestell to forward edited Article 5.4 to township attorney for legal review, passed upon unanimous affirmative vote of the Board Members.**

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

***Nays: None***

**MOTION by Goodrich, seconded by Van Dam to schedule a public hearing for Zoning Ordinance text amendments on 9.6.e Setbacks and Lot Depth for August 5, 2026, passed upon unanimous affirmative vote of the Board Members.**

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

***Nays: None***

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**ZONING ADMINISTRATOR REPORT**

**ZONING BOARD OF APPEALS REPORT**

**BOARD OF TRUSTEES REPORT**

**OTHER CORRESPONDENCES/PC COMMENT**

**PUBLIC COMMENTS** Public comments opened and closed at 9:00 pm with no comment.

**ADJOURNMENT**

**MOTION by Goodrich, seconded by Van Dam to adjourn at 9:28 pm, passed upon unanimous affirmative vote of the Board Members.**

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

***Nays: None***

**Respectfully Submitted,**

**Kristin Baranski**

**Recording Secretary**