

Minutes Nov. 13, 2023
Bridgeton Planning
Commission

Meeting called to order by J. Howes at 7:02 PM with the Pledge of Allegiance

Roll call: McClintock-present, Dore-present, Howes-present, Clough-present, Hawkey-present, (Hinton alternate-absent)

Minutes: K. Clough made a motion to accept the minutes from the 10/9 PC meeting. D. Hawkey-2nd Motion carried

Public Comment on agenda items: (Please limit comments to 3 minutes.) Tim Priddy asked the PC to make the final decision regarding the Brooks Forbearance Agreement. Mr. Priddy spoke in favor of Mr. Brooks stating that his work is an asset to people in the community. Mr. Brooks recently was helpful in providing a car part that saved Mr. Priddy a lot of money on vehicle repair.

Secretary report/communications: None

Reports:

Township Board (Dore): Mr. Dore reported the following. Election workers were provided a lunch meal by the Township Board, the NCRESA mileage renewal was passed, Bridgeton Township has requested training opportunities, Bridgeton Township Clerk has requested internet support for her home to be able to complete township business at home when the township hall is not open, zoning officer Kolk has requested enforcement training, the Bridgeton Township Board has moved their December meeting to 12/18/23.

Work session activity: Meeting with MSU Extension Land Use Educator Ryan Coffey re: >short term rentals potential issues/language >multi-use corridor potential issues/language >duplex housing potential issues/language. Currently, Bridgeton Township does not permit short-term rentals or duplexes. During the workshop session Mr. Coffey shared a lot of information in a short time regarding zoning related to multi-use corridors, short-term rentals, and duplexes. Mr. Coffey shared information on overlays and zoning solutions to address issues. Mr. Coffey shared the Sherman Township Newaygo (Ordinance No 49) language, short-term rental permit application, rules for short-term renters, short-term rental renewal permit application (see attached). Mr. Coffey offered to support the Planning Commission at any time with creating zoning solutions for specific requests. K. Clough-Wanted to review a map of Bridgeton Township that identified the current zoned areas. J. Howes-expressed concern that creating overlays is an invitation for businesses to seek this out in Bridgeton Township. B. Kolk stated that he would advise those seeking specific zoning requests to come to the Planning

Commission with a plan in mind. D.McClintock-asked PC members if they believed they had enough information from Mr. Coffey to make decisions about zoning matters in a timely manner for future requests.

Old Business:

Brooks Auto facility forbearance recommendation- The PC finalized language recommendations to be included in the Brooks Forbearance Agreement (see attached) K. Clough made a motion that the language recommendation be sent to the Bridgeton Township Board. B. Dore-2nd Motion carried

Any info on demographic data for Master Plan update. Janice Barnhard did not have any new demographic data for the Master Plan. She did present a copy of the Bridgeton Township Master Plan Update indicating that it had been reviewed and adopted May 2023. (See attached)

New Business:

No motions were made by planning commission members to make any changes to current zoning ordinances in Bridgeton Township.

Mr. Kolk reported that he would be bringing a Special Land Use request to the Planning Commission at the January meeting. The request involves a Farm Market on 104th St. east of Warner. A packet of information will be provided to the board at the January meeting.

Public Comment: on non-agenda issues: None

Other: D. Hawkey asked for an update on the Mansfield property. B. Kolk reported that there has not been a response back from the Mansfield's lawyer. Building inspectors indicated that permits have been submitted for construction of a house.

Adjourn: K. Clough made a motion for adjournment. 2nd. D. McClintock Motion carried-Meeting adjourned at 8:28 PM.

Respectfully submitted DeAnn J. McClintock Bridgeton Township Secretary