

Village of Bear Lake Planning Commission
April 10, 2018
Village Hall
Approved Minutes

Meeting called to order at 4pm by Chairperson, Farfsing

Pledge of Allegiance was said by all.

Roll Call: Farfsing (via phone), McPherson, Walter, Beaver
Absent: Bair

Adoption of agenda: Motion was made by Walter to accept the agenda, seconded by Beaver, approved by all, motion carried

Approval of minutes: Motion was made by Beaver to approve the minutes from December 19, 2018 seconded by Walter, approved by all, motion carried.

Recognition of visitors: No visitors

Visitor comment: None

Old Business:

- Rob Carson, Manistee Planning Commission, explained the processes and time line of preparing the Zoning Ordinance for the Village of Bear Lake. There will be no need to update the Master Plan.

The timeline for this to happen – if all goes as planned;

- April-May Rob will be meeting with the Planning Commission and sorting out the necessary existing regulations.
- June – July: Zoning Ordinance Articles with Sections developed along with Zoning Ordinance Standards and Districts developed
- August: Continued working on the completion of Standards & District Developed and begin working with NAICS (North American Industry Classification System) codes and Use Tables
- September: Complete NAICS and Use Table and begin actual Zoning District boundaries and map creation
- October: Draft Zoning Ordinance should be ready for review...first to the Planning Commission then to the Village Council, then to the village attorney for review
- November: Legal Council review; Advertising for Public Hearing to be held at the December Planning Commission meeting
- December: Public Hearing on Zoning Ordinance; Planning Commission recommendation for Adoption to Village Council
- December-January: Village Council to Adopt Zoning Ordinance; notice of adoption in newspaper; Zoning Ordinance in effect 7 days after the Notice of Adoption

Rob suggested because the Zoning Ordinance is something new to the Village that the best way to go is to use Form Based Codes within the business district which is a new approach to zoning. It creates walkable, mixed-use neighborhoods where a mixture of uses can be successful. (Ex: possible 2 story buildings that we now have could have businesses on main floor with apartment living above). Form based codes are adapted to fit the unique characteristics of a community and are intended to require that new development fit within the context of the existing community and reinforce it.

New Business:

- Election of officers has held
 - Chairperson – Barb Farfsing
 - Vice Chair – Bill Beaver
 - Recording Secretary – Cindi McPherson, appointed by village council

Public Comments: None

Next meeting; May 8, 2018 at Bear Lake Village Hall @ 5pm

Adjourned at 5:01pm

Respectfully submitted by Cindi McPherson