



## 2013 ANNUAL REPORT OF THE BRIDGEPORT CHARTER TOWNSHIP PLANNING COMMISSION



### **Planning Commission Members**

**Mike Tate, Chairperson**  
**Robert Brown, Vice Chairperson**  
**Thomas Coats, Secretary**  
**Walter LaShore, Town Board Representative**  
**Hans Langschwager**  
**Alberta Culpepper**  
**Paul DeSander**  
**Stephen Popp**  
**Tanya Moore**

Ron Wheatley, Building Official/Administrator

Bridgeport Charter Township Planning Commission held eight (8) meetings in 2013. A brief summary of each meeting follows:

**January 28, 2013, Regular Meeting:** The members nominated new officers to the Planning Commission: Micheal Tate – Chairperson, Robert Brown – Vice-Chairperson and Thomas Coats – Secretary. Members approved site plan review SPR13-01 with conditions, the location is lot 7 Baron Drive for Creative Motovation, LLC. Members also recommended denial of the rezoning request RZ13-01 at 5175 S. Washington Road to the Township Board.

**April 01, 2013, Special Meeting:** Members approved site plan review SPR13-02, for Renue Physical Therapy at 5460 Rolling Hills Drive. This is a new 2,200 square foot physical therapy building on the East end of Rolling Hills Drive.

**April 22, 2013, Regular Meeting:** Members discussed the proposed amendments to the Township Master Plan. Discussion included possible changes to the future land uses and map, adaptive reuse of existing buildings and how these changes could affect the zoning ordinance. Since the Master Plan will be amended the Zoning Ordinance will need to be revised so the two documents function well together.

**June 24, 2013, Regular Meeting:** Planning Consultant Cindy Winland gave the Planning Commission a general timeline and spoke on several areas where the existing Master Plan should be revised during the Master Plan update.

**July, 10, 2013, Special Meeting:** Planning Commission members and Consultant Winland discussed which questions, goals and objectives should be used at the public forum. Members also scheduled the next Planning Commission meeting for July, 29, 2013.

**July, 29, 2013, Special Meeting:** Consultant Winland and the Planning Commission members discussed additional goals and objectives such as the complete streets concept, future land uses, low impact development techniques, demographics and agricultural items. Members also scheduled the public forum for August, 21, 2013 at 7:00 pm.

**August 21, 2013, Special Meeting:** Twenty six people from the community engaged in a focus group with community members. Consultant Winland went through a list of questions that pertain to Bridgeport Township and the participants relayed their thoughts to each question. The answers provided helped to determine what direction the Master Plan will lead Bridgeport Township for the next ten to fifteen years.

**October 28, 2013, Regular Meeting:** Site Plan Review- SPR13-03 for 6693 Dixie Highway, Amigo Mobility, was reviewed and approved with conditions. Amigo Mobility built an 8,125 square foot addition for a new division. Commissioner Stephen Popp submitted his letter of resignation to the Planning Commission. Thank you for your time and effort during your tenure with the Planning Commission Mr. Popp, it was appreciated.

## **2013 PLANNING COMMISSION**

2013 was a fairly busy year in planning and zoning. There were three (3) Site Plan Reviews, one (1) rezoning request, one (1) Zoning Board of Appeals and five (5) meetings regarding the Master Plan.

In addition to the land use actions and site plan reviews, the Planning Commission worked on updating the Master Plan as required by Public Act 33 of 2008. The Master Plan summarizes the hopes and ideas of the community revised into goals and objectives for the future. The Master Plan is intended to guide development and land use decisions within the Township for the next ten to fifteen years and anticipates to make Bridgeport a more prosperous and sustainable community for the future. Consultant Winland and members of the community have recommended text amendments to the Zoning Ordinance, so amendments are necessary to both of these documents. Any change to either document requires a public hearing by both the Planning Commission and the Township Board.

<b><u>Representative</u></b>	<b><u>Meetings Attended</u></b>	<b><u>Term of Office</u></b>
Chair- Micheal Tate *	8 of 8	term expires 12/31/2015
Vice Chair- Robert Brown	6 of 8	term expires 12/31/2016
Secretary- Tom Coats	7 of 8	term expires 12/31/2015
Hans Langschwager	6 of 8	term expires 12/31/2016
Paul DeSander	8 of 8	term expires 12/31/2014
Tanya Moore	7 of 8	term expires 12/31/2014
Stephen Popp	3 of 7	Resigned 10/28/2013
Alberta Culpepper	7 of 8	term expires 12/31/2014
Walter LaShore	8 of 8	Town Board Representative

\* Mike Tate also serves on the Zoning Board of Appeals.

## **2013 ZONING BOARD OF APPEALS**

The Zoning Board of Appeals has only one (1) scheduled meeting per year with special meetings scheduled only as requested. A brief synopsis of this meeting follows:

**January 08, 2013, Regular Meeting:** The members nominated new officers to the Zoning Board of Appeals: Michael Tate – Chairperson, Robert Licht – Vice-Chairperson and Jim Secord – Secretary. There were no zoning appeals scheduled for this meeting.

<b><u>Representative</u></b>	<b><u>Meetings Attended</u></b>	<b><u>Term of Office</u></b>
Chair- Micheal Tate	1 of 1	term expires 12/31/2016
Vice Chair- Robert Licht	1 of 1	term expires 12/31/2015
Secretary- Jim Secord	1 of 1	Town Board Representative
Craig Beins	1 of 1	term expires 12/31/2015
Bill Cannon	1 of 1	term expires 12/31/2015

**Some of the businesses new to Bridgeport in 2013 are:**

- Renue Physical Therapy built at 5460 Rolling Hills Drive opened in August 2013. (See *attached photo*)
- Abundant Grace Ministries located at 6785 Dixie Highway opened in April 2013.
- Bavarian Comfort Care located at 5366 Rolling Hill Drive is a 30 bed home for the aged facility and opened in May 2013. (See *attached photo*)
- The Pause That Refreshes (Museum & Gift Shop) located at 7690 Dixie Highway opened in June 2013.
- Treble Makers Music Studio located at 6264 Dixie next to the Prudential Insurance & Financial Services office.
- Herbert Roofing & Insulation located at 5411 Dixie Highway opened in February 2013.
- Creative Motovation, LLC opened a seasonal business at lot 7 on Baron Drive.
- MedPlex Pharmacy LLC located at 6318 Bridgeport Village Square.
- Ope's Services LLC located at 1496 Treanor Street.

**Some of Bridgeport's existing businesses that expanded in 2013 are:**

- Amigo Mobility at 6693 Dixie Hwy. built an 8,125 square foot addition to house a new division.
- Historical Society of Bridgeport located at 6190 Dixie Highway built a historic replica chapel that is almost complete.
- Butterfield Used Cars & Wholesaling located at 4758 Dixie Highway opened their in-house vehicle repair facility in October 2013.
- Northfield Center Complex located at 5465 Northfield completed major interior and exterior renovations to the site in February 2013.

**The Planning Commission attended one educational event in 2013.** The education was free which is beneficial due to financial limitations.

April 30, 2013: Rowe Professional Services Company provided free training on Community Gardens, Farmers Markets and Food Cart uses. These types of uses are becoming more common and this information aids the Planning Commission to make educated decisions.

I would like to extend considerable thanks and appreciation to all of the Planning Commission and Zoning Board of Appeals members for serving Bridgeport Charter Township in 2013.

Respectfully Submitted,

Ron Wheatley  
Building Official/Administrator  
Bridgeport Charter Township

Enclosures: photos



5460 Rolling Hills Drive, Renue Physical Therapy facility.

09/17/2013



5366 Rolling Hills Drive, Bavarian Comfort Care facility.

05/09/2013