

MINUTES  
VILLAGE OF GRAND BEACH  
PLANNING COMMISSION MEETING  
SPECIAL MEETING  
FEBRUARY 12, 2024  
7:30 P.M. (6:30 P.M. CST)

1. Call to order
  - Kerr called to order, 7:30 p.m.
2. Adoption of Agenda
  - Walder moved to adopt, seconded by Grim-Vaughan
  - Motion carried
3. Review/approval of minutes from November 30, 2024
  - Sebastian requested to change his comments be revised to: Sebastian is in favor of the owner renting the accessory building while the owner is occupying the other building.
4. Unfinished Business
  - Not on agenda:
    1. Chad Buttler, street light requirements (reference to Zoning ordinance 13.08). He reviewed the ordinances in various areas for information. The question is, what are the requirements for Grand Beach? Chad will need Specs for streetlights in 10 Acres. This new subdivision requires lighting on the road.
    2. Jim Bracewell stated Golfmore Estates has no lighting. Bracewell suggested several options: 1. Involve property owner 2. Developer to gift roads to village 3. Put the decision on the owners/developer.
    3. Walder stated for Chad to bring the lighting ordinance questions to the next council meeting.
    4. Sebastian, bring to council meeting and then back to PC
  - 1. Short Term Rental recommendations
    - The state will be changing some of the rental laws soon. Tabled
5. New Business
  1. Approval of Master Plan review period
    - Kerr went over the process of the review period to be 63 days. Deadline for Master Plan is April 25, 2024.
    - Master Plan sent to Planning Committee, then to Village Council, then to Planning Committee for distribution on to municipalities and utilities. A form will be online for comments for the public

- Grim-Vaughan commented on Master Plan items 1. Pier for public viewing, commenting that it is not safe, a child jumped off the pier years ago with dire consequences. Should not approve pier for public use. Kerr, committee to determine who owns/rights to pier. 2. Definition of “Public” use. Cody response, public use is for everyone, not just Grand Beach (playground, tennis courts etc.) 3. Is “30+minute walk from the far north boundary of the Village” to the playground, necessary to put in MP and what is the purpose? Cody response: it was one of the comments on the survey.
- Kerr motioned to send to Village Council, Grim-Vaughan second. Motion carried

## 2. Reschedule of March 7, 2024, regular set PC meeting

- Discussion of dates PC members are available
  - ◆ Walder available April 30-May 13
  - ◆ Kerr, open Kerr, March 7<sup>th</sup>
  - ◆ Sebastian, open
  - ◆ Grim-Vaughan, unable to commit due to date change
- Tentative meeting dates of April 25, 2024, for Zoning and April 26,2024 for Master Plan
- PC meeting is too early for Master Plan meeting and to soon after February 7<sup>th</sup> meeting to go over the MP

## 3. Public Hearing for Zoning Ordinance adjustments

- No public comment

## 4. Public Hearing for Adoption of the Master Plan

- No public comment

## 6. Public Comments

- Jim Bracewell: Concerns regarding ground swell and UAB compliance. Rentals and/or ABNB rental will have ramifications on septic fields and could be detrimental. Commented regarding above garage rental. The rental was not allowed. Rental ordinance was in order prior to the current owner (Shanahan). Questioned if the Master Plan consultant would be available. Commented on the comparisons on the master plan “Village Millage–Comparison of Rates in Berrien County” Many of the villages listed support a public school system, GB does not.
- Diane Cody: Village Council will get MP draft after PC approves. Explained millages on Master Plan. Response to Bracewell; the consultant will not be available due to travel expenses. The consultant will be sent a copy of the Master Plan for review.

## 7. Adjournment

- Walder motion to adjourn, Grim-Vaughan second, motion carried

Respectfully Submitted,

Elizabeth Grim-Vaughan

Secretary