

Bear Creek Township Public Hearing June 3, 2020

- I. Time: 6:30 p.m.
- II. Roll Call: Keiser, Hoffman, Nowland, Golding, Kendziorski
 - a. Others Present: Larry Olliffe, Mitch Brown, David Marvin, Mathew Cooke, Tom Urman
- III. The purpose of the Public Hearing is to review the proposed 2020 Master Plan.
 - a. Keiser explained that this master plan was prepared by the Bear Creek Township Board and Planning Commission, alongside Networks Northwest. At this point, there has not been any public comments on this plan. Keiser noted that we cannot adopt this Master Plan at tonight's board meeting. After this public hearing, it must go back to the Planning Commission to be approved by resolution, and then it can be adopted by the board. Tentatively, we will plan to adopt this at the July board meeting.
 - b. Cooke explained that there is a 63-day waiting period to give the public time to make comments. That period has now passed and we are holding the public hearing. Once the Planning Commission approves it by resolution, the board can adopt it. Cooke will then add the Planning Commission's resolution and the board's approval into the Master Plan and prepare it for distribution. Cooke noted that at the board level, a motion will suffice (a resolution is not needed). He remarked that our waiting period was longer than 63 days due to COVID-19, but that is acceptable. During the waiting period, the draft Master Plan has been posted on the township website and the Networks Northwest website. The future land use map is now complete and all board comments have been addressed.
 - c. Keiser asked Cooke to address workforce/affordable housing, as these are relatively new terms.
 - i. Cooke noted that affordable housing encompasses workforce and lower-income housing.
 - ii. Keiser noted that since January, the County has lowered the minimum square footage requirements.
 - d. Urman asked if the photos in the Master Plan could be updated, as requested when we were putting the plan together. He addressed the picture on page 41, in the "Housing" section. Currently, there is a photo of a home in Bay View. Urman would like to see a photo of a home that represents an average home in Bear Creek Township.
 - i. Cooke noted that he can change the images.
- IV. Public Comment:
 - a. David Marvin noted that he is excited that we are working on this and has a number of questions about it. He asked if there is a way to do an email distribution during COVID-19. He also remarked that he is interested in workforce housing, as a company he is affiliated with provides workforce housing. He also feels that the board should slow down and take the time for deeper review. He has some questions regarding the future land use, particularly with some zoning changes that have been made. He also expressed concerns about how some individuals are using farmland. He would like to come to more meetings and get involved.
 - i. Hoffman noted that the board has been working on this plan for over a year. Marvin can reference the Bear Creek Township website for meeting dates and minutes.
 - ii. Keiser noted that there is some high-density residential shown in our future land use map just past Summit Park going down Division towards the highway. On E Mitchell near the intersection of Division and E Mitchell (and in the Summit Park area), most of the zoning has remained the same.
 1. Marvin noted that his home is near the line of FF-1 and R-1 zoning. His concern is for individuals whose property is right on a zoning line. In regards to affordable housing, he noticed that different areas of Bear Creek have different incomes. Bay View may skew the numbers if they are included in the average property values of Bear Creek.
 - a. Cooke noted that in terms of the Master Plan, to show what would be "affordable" for an average resident, the data that was used was County-wide, because that is what was available.
 - iii. Brown noted that the next Master Plan will include updated Census information.
- V. Adjournment: 6:57 p.m.

Respectfully Submitted,

Emma Kendziorski

Emma Kendziorski, BCT Clerk