

BAINBRIDGE TOWNSHIP
Planning Commission Meeting
NOVEMBER 18, 2019

The meeting was called order at 7.00 p.m. by Vice Chairman, Dale Kreitner at the Bainbridge Township Hall, 7315 Territorial Road, Watervliet, Michigan 49098.

ROLL CALL:

PRESENT: D. Krietner, D. Baiers, J. Doroh, M. Morlock, R. Bjes, C. LaSata arriving @ 7:03 p.m.

ABSENT: G. Grear

PUBLIC COMMENT: Opened- 7:03 p.m. / Closed- 7:03 p.m.

- None

APPROVAL MINUTES:

- Motion by D. Baiers / R. Bjes to approve October 21st, 2019 minutes as written.

Voice Vote: All in Favor

APPROVAL OF AGENDA:

- Unanimous Consent to Approve

NEW BUSINESS:

- **Public Hearing Opened: 7:04 p.m.**
- **Vice Chairman, D. Kreitner** turned the floor over to Mr. MacMillian to give a presentation on his request for a Special Land Use Permit for a small mechanic shop.
- **Mr. MacMillian** has been working out of his garage for a few years and wasn't aware that he needed a Special Land Use Permit. Ordinance Enforcer, David Dent notified Mr. MacMillian that he was not in compliance with the Township Zoning Ordinance. Mr. MacMillian said he definitely wants to be in compliance. Most repairs are done inside his 24' x 45' pole barn unless tractor/vehicles are too large to fit inside. He works on one or two cars a day. He is not asking for a sign, outdoor storage, building expansion or sale of vehicles. He explained he has a fence along side the south side and could put a fence between the 2 buildings where you wouldn't see any trace of the operation if necessary.
- **Ben Lowell**, 1009 S. Bainbridge Ctr. Road, said he has not seen any cars sitting out and no extra traffic has been noticed. He does not consider this business a problem.
- **Gary Margolis**, 9411 Meadowbrook, wanted to know the acreage Mr. MacMillian owned .
- **Steve Mac Millian**, replied .98 acres.
- **Supervisor Hodge** said he complies with small mechanic shop definition and that Section 10.06 allows for inspections to assure compliance with township ordinances and permits.
- **J. DeLlapa** wanted to know how many employees were working and stated he would like to read the Ordinance.
- **Mr. MacMillian** replied there were no employees.
- **Board Member, C. LaSata**, asked if he could work with a limit of 3 vehicles on site at a time.
- **Mr. Mac Millian** response was that sometimes the vehicles are not picked up on time. He has implemented a \$50 storage fee, per day, and this has proven to be effective 90% of the time. He also commented he owns 5 vehicles himself.

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- **Ben Lowell** said by limiting him to 3 vehicles might limit his ability to make a living.
- **Public Hearing Closed: 7:18 p.m.**
- **Special Land Use Permit Steve Mac Millian**
Vice Chairman, D. Krietner reviewed Statement of Conclusion and Disposition with the board. (attached)
After discussion, Motion by C. LaSata / R. Bjes to approve a Small Mechanic Repair Shop/Special Land Use Permt to Steve Mac Millian with the following conditions:
 - No outside storage of motor vehicles parts
 - No more than four (4) vehicles or implements on exterior for repair at any given time
 - No commercial sale of vehiclesRoll Call: Yes:D. Krietner, D. Baiers, J. Doroh, M. Morlock, R. Bjes, C. LaSata No: None
Motion Carried
- **Yurt Proposal (Jesper)**
The request to build a Yurt(s) on the property of Dieter & Rosmary Jesper, 641 N. Park Rd, Benton Harbor, MI was rejected by the Planning Commission because a commercial venture for Yurts rentals is not a permitted use in AG districts.

CORRESPONDENCE: None

ADJOURN: Motion by R. Bjes / D. Baiers to adjourn at 7:58 p.m.

Voice Vote: All in Favor

Respectively Submitted,

Melissa Morlock, Secretary