

Bainbridge Township Planning Commission Meeting Minutes

January 18, 2021

The meeting was called to order by Chairman, Dale Kreitner at Bainbridge Township Hall, 7315 Territorial Rd, Watervliet, Michigan 49098 at 7:01pm.

ROLL CALL

Present: Dale Kreitner, Andrew Gardiner, Melissa Morlock, Don Baiers, Jim Doroh, Scott Bluschke, Ron Bjies, (Dave Peden, alternate in the audience)

Absent: none

PUBLIC COMMENT:

OPENED: 7:03 CLOSED 7:03

NONE

APPROVAL OF AGENDA:

Discussion on ordinance page 39, Chairman, Dale Kreitner discovered that the updated page 39, Section 6.16 Small Mechanic shop was missing in at least 3 Zoning Ordinance Books. The page was distributed to the Planning Commission at the meeting. Staff will review and update all books.

Motion by Jim Doroh / Don Baiers to approve the Agenda.

APPROVAL OF MINUTES:

Motion by Don Baiers / Jim Doroh to approve Minutes December, 21 2021

Business: 7:07 PM

Order of Appeal & Decision

Susan Baker/Steve Schrage, court ruled not in favor of Mr. Schrage.

Schrage is eligible to reapply for a special land use permit.

Special Land Use Application

Steve Schrage has applied for a brand-new Small Mechanic Shop, Special Land Use Permit; Mr. Schrage was not present, his father was present for the meeting. Section 6.16 Small Mechanic Shop, was updated in July 20, 2019, based on small mechanic shops already in existence. Chairman, Dale Kreitner read aloud Section 6.16, Small Mechanic Shop, Home Occupation Section 8.01 Definition, Section 8.02 General, Section 8.03 Principle Residential Dwelling, Section 8.04 Accessory Building. It is possible Mr. Schrage did not understand the restrictions of a Small Mechanic Shop. Therefore, would limit him to approximately 700 sq ft for his office and work area. He has the option to withdrawal the request. If he decides to withdraw, the \$500.00 fee will be refunded to him by Bainbridge Township Hall.

Motion made by Chairman, Dale Kreitner, to table the Special Land Use Request until the next meeting when Mr. Steve Schrage can be present.

Marathon Signs 7:18PM

A Non-Conforming Permit was issued to Ken Mizwicki, in 2002. The signs are not the same signs as when originally issued. According the Zoning Book they would need to reapply with a new off-site sign permit, to be in compliance.

Kathrine Jones 7:30 PM

Would like to have a public hearing for a home occupation, House of Color (franchise), an image consulting business. A public hearing will be scheduled for the next meeting.

Zoning Amendments (Memo) 7:35PM

Discussion; Amendments made to the Zoning Book, for printing.
Possibility of issuing permits for rummage sales,
Yurtz, Shadow drives, Commercial Solar,
PUD's, R-1, Commercial and Industrial sections.

Public Hearing

Started at 7:57

Chet Brandt, Farmers Country Club, had two Non-Conforming signs located on Napier Ave. He has since applied for a Special Land Use Permit, and has permission from the property owners.

Dale made a motion to approve, 2 offsite signs, for Farmers Country Club, Section 0030-004-03-2 and Section 0030-0011-05-5. Second by Ron Bjies.

Roll Call Vote:

“YES” - Dale Kreitner, Andrew Gardiner, Melissa Morlock, Don Baiers, Scott Bluschke, Ron Bjies,

“NO” - Jim Doroh

Closed 8:04

Motion Approved

CORRESPONDENCE:

Hartford Township Master Plan has been Approved

General Update by Zoning Administration

There was general discussion of the way Planned Unit Developments are being used in other governmental units in the area. Visual illustrations were reviewed. Zoning Administrator, Ross Rogien mentioned a possible review of our current language, in Article XVII (17).

ADJOURN: 8:40PM

Motion by Melissa Morlock / Scott Bluschke to Adjourn.