

BAINBRIDGE TOWNSHIP

Planning Commission Meeting

June 15, 2020

The meeting was called order at 7.04 p.m. by Chairman, Greg Gear at the Bainbridge Township Hall, 7315 Territorial Road, Watervliet, Michigan 49098.

ROLL CALL:

PRESENT: Chairman, Greg Gear, C. LaSata (arrived at 7:07), D. Baiers, J. Doroh, M. Morlock, R. Bjes

ABSENT: D. Kreitner,

PUBLIC COMMENT: Opened- 7:05 p.m. / Closed- 7:06 p.m.

APPROVAL MINUTES: Motion by R. Bjes/G. Gear to approve February 17, 2020 minutes as written. Minutes of January 20, 2020 were amended by M. Morlock to be approved at the next meeting.

Voice Vote: Motion Carried

APPROVAL OF AGENDA: Approved by consent.

REPORTS: None

PUBLIC HEARING: Opened 7:10 p.m./Closed 7:42 p.m.

- **Special Land Use by Moonrise LLC** – 7785 Hill Road, Watervliet
Applicant presented his proposal to secure a permit for a wedding venue.

- **Public Comment:**
 - **Merton Dell**, – Asked if Rock Bands would be involved.
 - **Zack Spear, 7850 Hill Road** – Stated 3 concerns. 1. Excessive parking 2. Given a tent venue, what restrictions are in place to reduce noise and time restrictions. He expressed concerns of receiving complaints about his dogs barking even though he has reduced the kennels capacity and added extra insulation to avoid such complaints. 3. What steps will be taken to reduce potential alcohol related issues.
 - **Douglas Hill, 7780 Hill Road**- Stated 2 concerns. 1. What will the hours of operations be. 2. Noise concerns that Zack Spears has already brought up. He is not opposed to the operation since he is also trying to build a cider business that would be complimented by Moonrise LLC.
 - **Tom Zaberda** – Responded to the public comments.
 - Has parking available for up to 700 and would only see using half of that. Would never see a situation where vehicles would be parked on the road.
 - Maximum size of tent 40X80 which has a capacity of 200, under the maximum size allowed in the ordinance.
 - Alcohol would be regulated by the liquor commission, served by a license insured caterer where the venue party would additionally be required to carry insurance.
 - Currently sees venues only on Friday and Saturday with some possible on Sundays. Hours of operation would comply with the current zoning ordinance.
 - Will abide by all ordinance requirements stated in Section 6.15 of the Zoning Ordinance including the sound level not to exceed 60 decibels at the property line

- Board member C. Lasata pointed out that it would be difficult to abide by the decibel requirement if using amplified sound given normal speaking level is 60 decibels. He further pointed out the opposition Mr. Zaberdal had to the recent application for a dog kennel on Hill Road over concerns for barking dogs.
 - B. Hodge asked if it was ever a possibility that a tent would not be used because any amplified music needs to be in an enclosed tent.
 - P. Hiler-Molter pointed out that events were booked prior to a permit being issued. Chairman pointed out this only becomes an issue if the events are held and a permit has not been approved.
- **Findings of Fact and Disposition** - Motion by G. Gear/J. Doroh to approve request by Moonrise LLC with the applicant given 30 days to secure a land combination so that the parcel meets the 10 acre requirement and that the operation must comply with 6.15 of ordinance 49Q. (attached)
Recorder called roll: Yes: D. Baiers, C. LaSata, G. Gear, J. Doroh, M. Morlock, R. Bjes **Motion Carried**

BUSINESS:

- **Zoning Administrator Certificate Program** – R. Rogein attended and presented a written report to the Planning Commission. (attached)
- **By-Laws** _ Section 5 and 12 were presented for review. No action. (attached)

ADJOURNMENT: Motion by G. Gear/C. LaSata to adjourn at 8:10 p.m.

Voice Vote: Motion Carried

Respectfully Submitted,

Melissa Morlock, Acting Secretary