

**Bainbridge Township  
Planning Commission Meeting  
Minutes**

**February 15, 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, Don Baiers, Jim Doroh, Scott Bluschke, Ron Bjies, Dave Peden (alternate), Melissa Morlock arrived late.

**PUBLIC COMMENT:**

NONE

**APPROVAL OF AGENDA:**

New copies of a revised agenda from the original mailing were distributed. An application for a special land use was added to the agenda, for Lisa Kiser.

**APPROVAL OF MINUTES:** Chairman Dale Kreitner pointed out, as stated in the minutes, the staff replaced all of the Commissioners Pink covered Zoning books with new Blue covered copies.

Motion by Jim Doroh / Don Baiers

Roll call voice vote:

“Yes” Dale Kreitner, Andrew Gardiner, Don Baiers, Jim Doroh, Scott Bluschke, Ron Bjies,  
Dave Peden

“No” None

**Business:**

**Public Hearing:**

Public hearing opened 7:07pm

**Home Occupation Application Hearing**

Chairmen Dale Kreitner excused Commissioner Don Baiers from the hearing, as he is a neighbor of the applicant, Commissioner Dave Peden filled the seat.

Ms. Jones described her projected Home Occupation Business as personal consulting for improving your appearance, use of make-up, clothing, and color coordination. She indicated this must be done with “natural light” and most of her activity will be done in the daylight hours. The business area of the home used will be about 18% of the house. She also mentioned, no additional spaces will be required, due to a circular drive.

Public hearing closed 7:15pm

Chairman Kreitner reviewed the compliance questioner with the board.

Moved by Jim Doroh / Andy Gardiner to approve as submitted.

Roll call voice vote:

“Yes” Dale Kreitner, Andrew Gardiner, Don Baiers, Jim Doroh, Scott Bluschke, Ron Bjies,  
Dave Peden

“No” None

Motion Approved

### **Special Land Use**

Lisa Kiser is requesting a Special Land Use Permit at 6940 Territorial Rd, Benton Harbor, MI 49022 for having a Dog Boarding Kennel. She will be remodeling an existing detached building and building pens with a concrete pad. Her plans are for 6 pens and the dimensions of the existing building is 24 X 24.

(note) It may not have been understood, by the Zoning Administrator, that this Special Land Use should also be covered under Section 8.01 Home Occupation and there could be issues with the 25% limitations in size, according to the ordinance, which were not discovered until rough notes were gone over. Building inspector will verify with her the following day.

### **Public Comment**

Mr. Mizwicki from the Marathon Service Station, located at the corner of M-140 and Napier, brought in a letter from Ross Rogien, regarding the possibility that the signs were in violation of the original permit. This was reported in the January 18, 2021 minutes. He provided pictures proving they were in the same locations as originally approved. They are covered under the previous application. No further action required.

### **CORRESPONDENCE:**

None

### **General Update Zoning Administration**

Building inspector, Ross Rogien, mentioned there has been interest in potentially obtaining locations on M-140 for commercial operations. However, they were reluctant to make offers on property not knowing if a request to change to Commercial Zoning would be possible. There was favorable discussion for that inclusion, in the upcoming revision of the Master Plan. The board has discussed suitable locations on M-140 north of the Napier/M-140 corner all the way north of the township line for Commercial type businesses. This would supplement the existing commercial establishments. This would not further commercially pressure Napier with the completion of US-31 Bypass to I-94. In the past, there was anticipation of semi-traffic using Napier as an alternate route to I-94.

### **General Discussion**

There was discussion on Schrage's Request for a Small Mechanic Shop, it will continue to be tabled as Mr. Schrage was unavailable and had to attend a wedding out of town. We will bring it back up for consideration in our March Meeting. The building inspector was asked to ensure that Mr. Schrage had adjusted his site plan to show the exact location of his office and work station within the approximately 700 sq ft area allowed by 25% of his home's sq footage. The office can be in the house; however, the total cannot exceed the allowed sq footage for both the office and work area.

### **ADJOURN: 7:50PM**

Motion to adjourn made by Jim Doroh / Don Baiers.