

Bainbridge Township  
Planning Commission Meeting  
Minutes

March 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, Melissa Morlock, Don Baiers, Jim Doroh, Ron Bjes, Dave Peden,  
**Absent:** Andrew Gardiner, Scott Bluschke

PUBLIC COMMENT:

OPENED: 7:00 PM   CLOSED 7:01 PM

NONE

APPROVAL OF AGENDA:

Chairman, Dale Kreitner addressed there will not be a public hearing for Mr. Schrage tonight, March 15, 2021. It was published by accident in the Tri-City Record and is considered null and void.

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

Voice Vote: All in Favor

APPROVAL OF MINUTES:

Motion by Ron Bjes / Don Baiers to approve Minutes February 15, 2021

Voice Vote: All in Favor

BUSINESS:

OPEN PUBLIC HEARING 7:02 PM

LISA KISER, SPECIAL LAND USE:

Lisa Kiser, located at 6940 Territorial Rd, Benton Harbor, MI 49022, would like a Special Land Use, for a small dog boarding business. Ms. Kiser's total sq footage space is 1040 sq ft, which equals 25% of total sq footage which limits her 335 sq ft. Her existing garage is 24X24.

PUBLIC COMMENT:

Leesa M. Rosenbaum, located at 7050 Territorial Rd, Benton Harbor, MI 49022, has concerns with noise produced by barking, how many dogs, traffic and maintenance on the road. She would like the noise reduced.

Laura Brazo, located at 6930 Territorial Rd, Benton Harbor, 49022 has the exact same concerns as Ms. Rosenbaum.

PUBLIC COMMENT CLOSED: 7:21 PM

Motion to approve with restrictions, maximum of six dogs, inside only, must be insulated for sound, floor drains, and manure control. This is for boarding of dogs only.

Ron Bjes / Don Baiers

Roll Call Vote:

“Yes” Dale Kreitner, Melissa Morlock, Don Baiers, Jim Doroh, Ron Bjes, Dave Peden

“No” None

MR. SCHRAGE, SPECIAL LAND USE: 7:23

Mr. Schrage is located at 6101 Napier Ave, Benton Harbor, 49022. Chairman, Dale Kreitner reminded Mr. Schrage that he presented a request that was tabled, due to his absence at the January meeting. Mr. Schrage’s parents were able to attend the January meeting. Mr. Schrage was also unavailable for the Planning Commission meeting, held on February, 15 2021. The Chairman proceeded to ask Mr. Schrage if he understood the requirements, of the home occupation portion, of his request for a Special Land Use Permit, to operate a Small Mechanic Shop. To continue with the Special Land Use Permit it would cost \$500 or he would be able to withdraw his application, if he chooses. Mr. Schrage clearly stated he would like to carry forward and spend the \$500 on a Special Land Use Permit, for a Small Mechanic Shop.

Chairman, Dale Kreitner informed Mr. Schrage and the public that this was not a Public Hearing. This is an opportunity for Mr. Schrage to show and/or explain to the Board how he is going to operate his Special Land Use, for a Small Mechanic Shop. The Building Inspector, Ross Rogien, sent Mr. Schrage an email asking him to provide his site plan for this Small Mechanic Shop. Mr. Schrage claims to be unaware of any email sent to him. The same email was also sent to Chairman, Dale Kreitner. So, he asked Mr. Schrage if he would like to see the email. Mr. Schrage then came up to read the email, which stated the requirement to show a drawing of the proposed and how it will be used.

Mr. Schrage stated when he spoke to his Lawyer, he very clearly explained to him that what he was trying to do was not considered a Home Occupation. Chairman, Dale Kreitner proceeded to read aloud to Mr. Schrage the Bainbridge Township definitions for Commercial, Commercial Agricultural, Agricultural District, Mechanic Shop Small, and Home Occupations. Also read aloud were the Future Growth Policies/Development Standards for Commercial Development. Originally Mr. Schrage was turned down from the Planning Commission for operating a Commercial operation within the Ag District. Mr. Schrage, stated he did not have a home occupation. He was informed by Chairman, Dale Kreitner that he indeed has a home occupation, where his residence is, and that this building was clearly not incidental. Mr. Schrage asked for the record to show that he agreed this was not incidental. The space Mr. Schrage would be allowed, including both the office and the shop, would be limited to 708 sq ft. Mr. Schrage’s one bay alone would exceed the 708 sq ft allowed. Mr. Schrage stated he is currently using 740 sq ft for one of his 3 bays and 640 sq feet for his office space. Mr. Schrage mentioned to the Planning Commission, he previously operated with a partner, but is no longer working with his partner and he is the sole owner/operator, at his residence. Chairman, Dale Kreitner explained to Mr. Schrage that the mechanic shop he is asking for is not permitted in the current Agricultural Zone. AG, Agricultural District, Section 5.09, Schedule of District Regulation Uses Requiring Planning Commission, Special Land Use Peits were also read aloud for Mr. Schrage.

Chairman, Dale Kreitner addressed a legal question to Township Attorney. The Chairman questioned if we postponed this, knowing the statements that have been made and the incomplete application provided, it is obvious that this would be turned down as a home occupation. The attorney confirmed, as of right now, the application would be considered incomplete and it would be up to the Planning Commission on whether they would like to turn down the application. At the same time, if there is a possibility that Mr. Schrage could come up with a plan that fits within, the Planning Commission could extend 30 days. This decision would be up to the Planning Commission on whether they would like to give Mr. Schrage this opportunity because technically his application is not complete and there is a record showing that Mr. Schrage has an incomplete application.

Mr. Schrage was not prepared for this meeting and provided an incomplete application. Commissioner, Jim Doroh asked if we should consider giving Mr. Schrage an extra 30 days to provide the missing information. This would require a drawing with physical barriers and all the proper documentations needed for the Planning Commission to review his request. The office and this operation are not to be incorporated into one bay.

Motion made to table for 30 days to allow him to complete the required information by Jim Doroh/Don Baiers.

Roll Call Vote:

"Yes" Dave Peden, Don Baiers, Jim Doroh

"No" Dale Krietner, Melissa Morlock, Ron Bjies      Motion Carried.

PUBLIC COMMENT 7:58: None

CORRESPONDENCE:

Direct mailings sent to all members of the Planning Commission

ADJOURN: 8:00PM

Motion by Don Baiers /Ron Bjes to Adjourn

Voice vote: All in Favor

Respectfully,

Secretary, Melissa Morlock