

# Bainbridge Township Planning Commission Meeting Minutes

November 15, 2021

The meeting was called to order by Chairman, Dale Kreitner at Bainbridge Township Hall, 7315 Territorial Rd, Watervliet, Michigan 49098 at 7:00pm.

## ROLL CALL

**Present:** Dale Kreitner, Melissa Morlock, Jim Doroh, Dave Peden, Scott Blushke, Ron Bjies  
**Absent:** Don Baiers, Chad Yetzke (Alternate)

## PUBLIC COMMENT:

OPENED 7:00pm CLOSED 7:01pm  
NONE

## APPROVAL OF MINUTES: 7:01pm

Motion by Dale Kreitner / Dave Peden to approve October 18, 2021 Minutes  
Voice Vote: All in Favor

## APPROVAL OF AGENDA: 7:02pm

Motion made to revisit the Commercial Amendments made 4-19-21 and 10-18-21 to the agenda by Melissa Morlock. Supported by Scott Blushke / Jim Doroh to approve the agenda.  
Voice Vote: All in Favor

## BUSINESS:

### Planned Unit Development 7:05pm

The Planning Commission reviewed the Planned Unit Development (PUD) Sections 17.01 – 17.07. Motion was made by Dave Peden / Ron Bjies to approve the following amendments;

- **Section 17.05** – Review and Approval, C, 2. Commercial District Planned Unit Development Remove all of C, 2. Commercial District Planned Unit Development lines a-e.
- **Section 17.05** – Review and Approval, C, 3. Industrial District Planned Unit Development Remove all of C, 3. Industrial District Planned Unit Development lines a-d
- **Section 17.05** – Review and Approval, C, 4. Cluster/Open Space Planned Residential Developments, Remove section C, 4, d, 2, b.
- **Section 17.05** – Review and Approval, C, 4. Cluster/Open Space Planned Residential Developments, C, 4, d, 2, d, change 2 acres to 5 acres, and delete the last half of the second sentence where it states; except as adjusted to conform to the density bonuses identified in Section 17.05,2, b, above.

- **Section 17.05** – Review and Approval, 4,2,b. remove.
- **Section 17.05** – Review and Approval, C, 4. Cluster/Open Space Planned Residential Developments, delete part of C, 4, d, 5, the sentence; To facilitate such a dedication, the developer may increase the number of proposed units by one for each two acres of open space dedicated for public use.

Roll Call Vote:

“Yes” Scott Blushke, Dave Peden, Dale Krietner, Jim Doral, Ron Bjies

“No” Melissa Morlock

Review Future Land Use Maps 8:25pm

Tabled until the next meeting.

Revisit Commercial Amendment made 4-19-21 and 10-18-21 8:35pm

The Planning Commission had a general discussion on the amendments made at each meeting.

ADJOURN: 8:55pm

Motion by Scott Blushke / Ron Bjies

Voice vote: All in Favor

Respectfully,

Secretary, Melissa Morlock