

**Bainbridge Township  
Planning Commission Meeting  
Minutes  
January 17, 2022**

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

**Roll Call**

Present: Dale Kreitner, Jim Doroh, Scott Blushke, Ron Bjies, Josh Blonde, Don Baiers  
Absent: Melissa Morlock, Dave Peden

**Public Comment:**

Opened 7:01pm - Closed 7:02pm  
None

**Approval of Minutes: 7.02**

Motion to Approve December 20, 2021 Minutes as presented. Scott Blushke/Jim Doroh  
Voice Vote- All in favor.

**APPROVAL OF AGENDA**

Voice Vote: - All in favor.

**Reports:**

Chairman of Zoning Board of Appeals Ron Bjies reported the reduction of the parking area for The Dollar General Site on Territorial Road was authorised. He commented our parking requirement for such a site may be to large but that can be resolved for each site in the future. The building should be up in the Spring.

**BUSINESS: 7:04**

Chairman Kreitner closed regular meeting and opened The Public Hearing for Review of the Hearing Amendment for changes to Bainbridge Township Zoning Ordinance 49Q. There being no public comment the Public Hearing was closed at 7:05 pm. The regular meeting was opened for any discussion of the amendment to the Planning Commission. There being none it was moved by Don Baiers seconded by Jim Doroh to approve the changes as published.  
Vote: Scott Blushke-Yes, Josh Blonde-Yes, Dale Kreitner-Yes Ron Bjies-Yes, Jim Doroh-Yes, Don Baiers-Yes. The information will now be forwarded to the Berrien County Planning Commission for their consideration.

Chairman Kreitner opened the discussion of the request of The Berrien County Planning Commission for the elected officials of Bainbridge Township to respond to survey questions. The Chairman had previously requested response from The Township Board and members of the Planning Commission to form a response to the questions. Present in the audience was Supervisor Andy Gardiner, Assistant Supervisor Ryan Schilke, and County Commissioner John Hinkelman who were included in the discussion. The entire group participated in a open

discussion to augment the responses previously received. Following is a tabulation of the discussion.

Response to Questions:

**1. What do you consider to be the most important issue facing your community?**

- A. Access to High Speed Internet is very important
- B. To maintain existing roads including bridges and culverts to allow support of our agriculture community. To inspect, repair or replace to avoid failures such as Blue Creek on Territorial Road near Millburg in Bainbridge Township which caused economic hardship to farmers in moving crops to market.
- C. To increase the availability of Natural Gas as an alternate fuel for heating.
- D. Lack of Public Transportation options.
- E. Access to Quality Health Care .

**2. What do you consider to be a strength/weakness of your local economy?**

**Strength:**

- A. Rural Open Space for quality farm operations which are suitable for a variety of fruit, vegetable, grape, vegetable, corn/grain production as well as suitable areas of for raising livestock and hay production.
- B. Good access to Public and Private Elementary to High School Options. Very good access to two Community College options for higher learning.
- C. Good access to Senior Citizen and Library options in Coloma and Watervliet.
- D. Low taxes/No Millage
- E. Good access to lakes and trout streams both in and out of the Township.

**Weakness:**

- A. Lack of rental house, apartment, housing stock.
- B. Distance from fire departments serving the Township.

**3. How do you believe quality housing can become attainable in your community?**

**Describe quality housing for your community.**

- A. There is a reasonable stock of existing housing present in the Township featuring a cross section of homes with a variation of ages from early 1900's to present new construction.
- B. New quality construction of homes on 5 acre minimum parcels in non-prime agriculture areas attract those seeking a rural non-subdivision style lifestyle.
- C. Bainbridge Township has zoning which allows a developer the option of constructing a planned unit development which will allow smaller lots in non-prime agriculture area which will allow preservation of farm land and a consolidation of housing options including open space.

**4. How does internet availability/cell phone service impact your community?**

- A. It is very important- High speed internet is limited at the best in the Township. Farmers, Businesses, Home Owners need to be competitive in today's world. In many places in the Township internet is mostly required to be "over the air" type receipt of service which is

both lacking and becoming more expensive. We need a system that is reliable and affordable.

**5. What transportation issues are there in your community?**

- A. Lack of public transportation for those lacking personal transportation due to age or economic reasons.
- B. Berrien Bus or Uber is available or personal delivery of groceries by such services.

**6. What makes your community an attractive place to live, work, and recreate? What could be done to enhance this?**

- A. The fact that we are a rural Township with a heavy presence of agricultural surroundings which makes it a enjoyable quite area to live and bring up a family.
- B. For enhancement of our recreational draw to the community an established Public Fishing Site to allow better access to Pipestone Lake by the State of Michigan would be a large improvement.


**7. What do you feel is your community's top Priority? How can the Berrien County Planning Commission help your community achieve it?**

- A. The highest need for Bainbridge Township is the establishment of High Speed Cable Internet.
- B. An option of having Natural Gas available would be a positive enhancement.
- C. While it will take a long term goal for the entire County would be the establishment of a Fire Department with full time personnel to serve the entire County.

Chairman Kreitner lead a short discussion on The Zoning Futures Map and his handmade maps which had been forwarded by e mail to the members. There was a short discussion of the possibility of including the area commonly called "Coon's Curve" near Farmers Country Club as a potential future new Commercial Area as it would allow for development right off of Napier. The members were urged to keep driving around the Township to get a good knowledge of the area.

Moved by Scott Blushke/Jim Doroh to adjourn at 8:35pm,  
Voice Vote-All in favor.

Respectfully Submitted:



Dale E. Kreitner  
Acting Secretary