

BAINBRIDGE TOWNSHIP
September 18, 2017
Planning Commission
Meeting

The meeting was called to order at 7:00 p.m. by Chairman, Greg Gear at the Bainbridge Township Hall, 7315 Territorial Road, Watervliet, MI.

Roll Call:

- **Present:** G. Gear, D. Kreitner, M. Morlock, J. Doroh, R. Bjes, C. LaSata, D. Baiers **Absent:** None

Public Comment:

- Opened / Closed @ 7:03 p.m. – re-open for public comment during public hearing

Approval of Minutes:

- Motion by D. Kreitner / C. LaSata to approve Minutes of the July 17, 2017 with the omission of N. Kreitner's name from roll call and J. Doroh's name added.

All in Favor
Motion carried

Approval of Agenda:

- Motion to approve September's agenda by D. Baiers / D. Kreitner

All in Favor
Motion carried

Reports:

- None

Business:

- **Watervliet City Notice to Public** for their intent to conduct a Master Plan. **No Action**
- **Public Hearing:** Opened: 7:05 p.m.
- **Schrage's Special Land Use Permit – Request to conduct an auto repair and sale business at 6101 E. Napier, Benton Harbor - Tax # 11-01-0029-0005-01-9 Zoned Agriculture.**
- **Public Comment:** Opened: 7:06 p.m.
 - 1st **Gary Margolis – 5999 E. Napier**, spoke on behalf of himself and Diane Baker. Diane Baker is the closest in proximity to Schrage's property. She is a people person and welcomes neighbors. He gave concerns about noise, property values, the probability of accidents on the busy highway. Diane Baker has been in this area 25 years and moved to this area because of the tranquility and beauty of the land Bainbridge maintains. She is very opposed to having a business moved right next door to her property.
 - 2nd **Steve Schrage – 6101 E. Napier**, gave a description of what his auto repair shop would entail. He would have approx. 10-12 cars per week to repair, his building is well insulated for noise reduction, he is just concerned about preserving land as any other resident would be, and would like to sell cars on the property but would agree not to if permit had that stipulation.
 - 3rd **Mrs. Schrage** spoke of their special needs child and the convenience to have her husband on the property, close by, would be a real asset to her family and their needs.
 - 4th **Karen Parrinello – 9250 E. Napier**, had concerns about the amount of cars that would be parked around building now and in the future. She stated it would be a real eye sore to the community. She wanted to know if this would be monitored.
 - 5th **Deb Schoenfelder – 2100 Bass Island Park Dr.** had concerns about contamination from oil, etc.
 - 6th **Tim Dye – 7792 E. Napier**, stated that Steve Schrage is a good, honest, educated mechanic and a man of his word. He hoped the Planning Commission granted him the permit.

Public Hearing Closed: 7:16 p.m.

Meeting Re-opened: 7:17 p.m.

- Letter from Diane Baker's attorney, Ron Postelli, was entered into record. (attached)
- Discussion - C. LaSata expressed his thoughts that the repair shop would be okay but not the car sales. S. Schrage said he would agree not to have the car sales if that would be a stipulation. S. Schrage questioned "Birdsongs Auto Repair" on Territorial and Park Roads. He was told that property was Commercial and grandfathered in. D. Kreitner and G. Gear explained and read the Process of Conclusion to the applicant and audience.

Business – (con't)

- Motion by D. Kreitner / G. Gear **to decline** the Special Land Use permit to Steve Schrage because it was not covered by the Master Plan and was considered spot zoning.
Recorder called roll: R. Bjes-yes, M. Morlock-yes, J. Doroh-yes, G. Gear-yes, D. Baiers-no, D. Kreitner-yes,
C. LaSata-yes. **Motion Carried**
- **Zoning Ordinance Review** - G. Gear handed out a *Draft* copy of Variance Booklet and a spreadsheet with proposed changes to township Variances. In booklet Red indicating variance to be removed and blue indicating new proposals. Some of the proposed changes were looked at and the committee was advised to take their time by going through changes, etc. and bring to next meeting, November 20th, any notes, suggestions, changes, or concerns. It was tabled to look at the "Signage" portion of the booklet.

Adjourned:

- Motion by G. Gear to adjourn at 8:18 p.m

**All in Favor.
Motion Carried**

Respectfully submitted,

Melissa Morlock, Secretary