

**Bertrand Township Planning Commission  
Regular Meeting and Public Hearing - November 5, 2015**

1. Chairman Wagner called the meeting held at 3835 Buffalo Road to order at 7:00 p.m.
2. All stood for the Pledge of Allegiance.
3. Roll Call – Those present were: Bauer, Duis, Hicks, Kuhn, Marsh-McCarty, Racht and Wagner. Zoning Administrator Glick was present. There were 9 guests.
4. **Motion by Kuhn and support by Duis to approve the BTPC Minutes from September 17, 2015 as presented. Marsh-McCarty abstained. Voice Vote: Motion Passed**
5. (1) Public Hearing for the consideration amending the Zoning Ordinance for the “Violation of Municipal Civil Infraction Remedies & Enforcement” was opened at 7:02. No public comments. Public Hearing closed at 7:03. No additional deliberation.  
  
(2) Public Hearing for the consideration of amending the “Special Land Use” for Summit Church was opened at 7:04. Chairman Wagner presented the opening remarks and announced the hearing rules and procedures.  
  
Public comments were heard. Dan Miller stated that this was a small storage building. Tony Sergio stated that the building would not be visible from any direction. Steve Brindel stated that the church has been very careful to obey the Township’s Zoning Rules and requested that the “Spirit of the Ordinance” be considered. Public Hearing was closed. The Planning Commission began deliberations. Commissioner Kuhn requested a letter from Drain Commissioner Zilke stating that the change meets the standards. Commissioner Racht stated that the property is a corner lot and according to the Bertrand Township Zoning Ordinance a detached accessory building is not allowed in either front yard. Commissioner McCarty pointed out that US 12 is a Partial Limited Access Highway and therefore a variance may be possible. Additional discussion ensued. Zoning Administrator Glick stated the Zoning Ordinance needs amending in section 3.11.C.3.  
  
**Motion by Marsh-McCarty and support by Duis to accept the amendment to the Special Land Use for Summit Church by approving the accessory building with the following conditions: 1) Receipt of a letter from the Berrien County Drain Commission stating that the current drain system is adequate, 2) That the Zoning Board of Appeals allows for a variance to the Zoning Ordinance, 3) That, in the event that the ZBA doesn’t allow a variance, the Planning Commission will pursue amending the accessory building section 3.11.C.3 of the Zoning Ordinance. Roll Call Vote: Bauer – No, Duis – Yes, Racht – Yes, Wagner – Yes, Kuhn – Yes, Marsh-McCarty – Yes, Hicks – Yes. Motion Passed.**
6. Reports:
  - i. Zoning Administrator – (see attached report)
  - ii. Township Board – David Kuhn – The BTB will discuss funding for Zoning Technology and the Small Distillery/Micro Brewery Amendments to the Zoning Ordinance.
7. New Business – Discussion ensued regarding 2016 work plan objectives. Chairman Wagner will contact LSL for a quote to codifying the Zoning Ordinance. Budget, calendar, and leadership will be discussed next month. No action required.
9. Public Comments – Dan Miller thanked the leadership of the township for moving in the right direction.
10. Other Business/Commission Member Comments – Commissioner Kuhn made a comment regarding a drain assessment and delinquency sale. Commissioner Hicks stated that the Township will host a Christmas Open House on December 10.
11. **Motion by Marsh-McCarty and support by Racht to adjourn the meeting at 8:53 p.m.**

Respectfully Submitted,

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Rhonda Hicks, Secretary dated  
Bertrand Township Planning Commission