

**Baroda Township
Planning Commission Meeting
April 10, 2017**

Present were Dean Schmaltz, David Schultz, Patrick Freehling, Tom Shafer, Ed Heyn, and Wendie Shafer. Absent was Peter Van Vooren.

Chairman David Schultz called the meeting to order at 6:31 p.m. in the Baroda Township Municipal Building Meeting Room at 9091 First Street, Baroda. There was one audience member.

The minutes of the March 2017 Planning Commission meeting were discussed. David Schultz moved, seconded by Dean Schmaltz to approve the minutes of the last meeting. Vote, all yes. M.C.

The Building Inspector's and Zoning Administrator's report showed Building permits for three projects and one zoning permit were issued in March.

Old Business - The representatives from WTAC Wind energy group did not attend the meeting as planned. Partick Freehling mentioned that Wind Energy is a hot topic in the Baroda area and we should be certain to look closely at setbacks when developing the Wind energy regulations for Baroda Township. He reminded the group that Baroda Twp. currently has a moratorium on wind towers.

Patrick Freehling continued the discussion on Agritourism from last month. He presented documents collected over several months and spoke regarding recommendations and concerns involving Agritourism. He spoke about the need to have a clear definition of Agritourism and to make the Zoning Ordinance document flexible enough to add new activities when needed. He said there can be a fine line of distinction between agricultural and purely commercial activities.

The Planning commissioners reviewed the Master Plan changes prepared by Wightman & Assoc. The need for a few corrections was noted. Dean Schmaltz moved, seconded by Tom Shafer to approve the changes to the Master Plan pending corrections and to send the recommendation to the Baroda Township Board, Berrien County Planning Commission, and nearby municipalities for the required 60 day comment period. It was noted that a joint public hearing with the Village is planned for adopting the Master Plan along with the new Community Plan.

The commissioners briefly discussed a need to address resorts for inclusion in the Township Zoning Ordinance. Wendie is to resend to the Planning Commissioners the document recently adopted by Oronoko Township.

It was mentioned that there is a public hearing scheduled for the May 8th Planning Commission meeting for a SLUP for Dablon Vineyards for a Tourist Home on Spring Rd.

There was no new Business. Wendie Shafer read a letter from Brian Kordansky thanking the Planning Commissioners for the fair, thoughtful consideration during last month's determination to approve his application for a Tourist Home.

Jeff Miller spoke during audience comment that he is working on an application for a SLUP for a Tourist home or B&B on Cleveland Ave. (former Neil Nitz homestead). He explained that he is thinking of renting the bottom portion of his home and possibly the block house on the property as short term rentals. It was explained that his application when submitted, will first go to the Zoning

Administrator for determination of application completeness then to the Planning Commission for a public hearing and action.

A skate board park was suggested as something to be added to the C.I.P. for the Township Park.

The meeting was adjourned by Chairman David Schultz at 7:47 p.m.

Wendie Shafer,
Baroda Township Planning Commission Secretary