

## **Planning Commission Meeting February 13, 2017**

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

On February 13, 2017 Chairman David Schultz called the meeting to order at 6:33 p.m. in the Baroda Township Municipal Building Meeting Room at 9091 First Street, Baroda. There were four audience members.

The minutes of the January 9, 2017 Planning Commission meeting were distributed and discussed. David Schultz moved, seconded by Dean Schmaltz to approve the minutes. Vote, all yes. Motion carried.

Wendie Shafer gave the Building and Zoning Report showing that two building permits were issued for the month, and one Zoning permit was issued.

Unfinished Business- Brenda Troxell updated the commissioners on the progress of the Ag Tourism Ordinance.

The commissioners discussed the revised draft language for the amendment to Signs Section of the Township Zoning Ordinance. After discussion David Schultz moved, seconded by Dean Schmaltz to approve the draft language and to set a public hearing for March 27<sup>th</sup>, at 6:30 p.m. Vote – All yes, motion carried.

David Schultz and Wendie Shafer reported that they had met with Steve Carlisle and Carl Baxmeyer from Wightman and Assoc. to begin the Township Master Plan update, saying that the census and demographic information will be updated as well as minor changes. David Schultz recommended that the Planning Commission work toward making any needed major changes to the ordinance in 2020. He reported that the Master plan, upon completion, will be amended to incorporate the Community Plan adopted in cooperation with the Village. To be done in a joint public hearing with the Village. He reported that there is no need to hurry with the master plan update and incorporating the Community plan since the Village plans to apply for a grant later in the year.

Copies of the Comment sheets from the Baroda Community Survey were distributed and discussed briefly as well as the Capital Improvements Plan. It was noted that the need for a Fire Station and expansion of the Ruggles Cemetery were added to the Township portion of the C.I.P.

The subject of wind energy was not discussed since Patrick Freehling was not in attendance.

New Business – Brian Kordansky presented a Special Land Use application for a Tourist Home at 9095 Holden Rd. He gave background information and described that he would like to rent out his home on weekends when he and his family are out of town on vacations and long weekends. Jim Pheifer is to visit the location and advise whether the permit is complete. A Public hearing on the application was set for March 27<sup>th</sup> pending Jim Pheifer's recommendation to proceed.

The commissioners briefly discussed the changes in the Michigan Medical Marijuana law.

Wendie Shafer mentioned the e-mail message sent by Charlie Ammeson, Township attorney regarding the need to adapt the Zoning ordinance to encourage tourist activities and businesses within the Township. She suggested that portions of the existing special uses could be amended to help encourage new business.

Jim Pheifer suggested removing Section 10.16 in the Zoning ordinance which addresses drainage. He suggested that if the language is in the ordinance, the Township will be expected to do something where the County Drain Commission and Road Commission are the entities having jurisdiction.

The meeting was adjourned by Chairman David Schultz at 7:39 p.m.

The Next meeting of the Planning Commission is scheduled for March 27th, 2017 at 6:30 p.m. A public hearing is also scheduled for that date and time.

Wendie Shafer  
Planning Commission Secretary