

Planning Commission Meeting January 9, 2017

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

On January 9, 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 two audience members.

The minutes of the December 12, 2016 Planning Commission meeting were distributed and discussed. Peter Van Vooren moved, seconded by Tom Shafer to approve the minutes. Vote, all yes. Motion carried.

Wendie Shafer gave the Building and Zoning Report indicating that only two building permits were issued for the month both of which were for new mobile home set ups in the Shawnee Mobile Home Park and no Zoning permit was issued.

Unfinished Business- Wendie Shafer reported for Patrick Freehling that a meeting is set for Thursday Jan 12 for the Agricultural Tourism committee to meet.

The commissioners discussed remaining points needing completion for amending the Sign portion of the Zoning Ordinance. In addition to the points having already been slated for change in Section 11 Sign Regulations, it was decided that the language in Section 11.01 B. will read as follows: "There shall be no interference with clear driver vision along highway, street or at any intersection of two (2) or more streets. All illuminated signs shall be placed as to prevent the rays and illumination therefrom being cast upon neighbors residences within a residential district; shall be placed so as not to cause distraction or confusion to vehicular traffic in the public right-of-way, and shall be not less than one hundred (100) feet from such residential district."

It was decided to set the maximum height of a pylon sign at 16' in Section 11.05 3.

It was decided to delete Section 11.05 number 4. In order to accommodate message board signs.

It was decided that Section 11.05.5 will renumbered to Section 11.05.4. and read as follows: "electronic message boards: The lighted portion shall not exceed 30 square feet in size and the overall sign size not to exceed 48 square feet; outside the road right-of-way and so as not to interfere with or cause distraction or confusion to vehicular traffic on the public right-of-way."

It was decided to renumber 11.05 C. 6. to 11.05 C. 5. and read as follows: "non-municipal portable signs or event signs not to exceed (32) thirty two square feet, and unlighted; may be placed not more than 14 days prior to the event and must be removed within 48 hours after the event." It was decided a public hearing on amending the Sign portion of the Zoning ordinance would be scheduled for March.

Chairman David Schultz remarked that he thinks the Master Plan is in need of very little revision beyond updating census and demographic statistics. The current master plan includes village information and statistics, and has priorities very similar to those listed in the proposed Baroda Community combined Master Plan. There was much discussion regarding the purpose for

including the Township in a community master plan, and many thought the Township would not benefit from joining forces with the Village. It was noted by an audience member that any new business start-up or home built in the Village would add to the Township tax base since Village residents are also subject to Township taxation. The lack of communication within the Township administration was discussed.

It was noted from the Zoning and Planning Enabling Act that Baroda Township is not required to develop a Capital Improvements Plan since it does not own or operate a Water or Sewage treatment facility. There was discussion on the need to align the Township and Village priorities for future projects. A joint meeting of the Township and Village Planning Commissions was suggested.

The subject of Wind energy was tabled for a later meeting.

New Business – No new business was discussed.

The meeting was adjourned by Chairman David Schultz at 8:20 p.m.

The Next meeting of the Planning Commission is scheduled for February 13, 2017 at 6:30 p.m.

Wendie Shafer
Planning Commission Secretary