

**Baroda Township
Planning Commission Meeting
August 22, 2017**

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

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 June 12, 2017 and July 10, 2017 Planning Commission meetings were discussed. Peter Van Vooren moved, seconded by David Schultz to approve the minutes of the last meetings. Vote, all yes. Motion Carried.

The Building Inspector's and Zoning Administrator's report presented by Wendie Shafer showed Building permits were issued for five projects, and that three zoning permits were issued.

Partick Freehling reported that he and Brenda Troxell had committed to paper language regarding an Agricultural Tourism Ordinance but that another meeting is needed to finalize a document.

Patrick Freehling reported that the limiting factor for Wind energy will be setbacks and the regulation of noise. Wendie is to contact the Wind Turbine Analysis Committee WTAC to see if they have gathered any more information on Wind energy, and to ask if they would be willing to give a presentation on their recent findings.

A draft Resorts ordinance providing for resorts by Special Use Permit was presented by Wendie Shafer. During discussion it was recommended to have 2 parking spaces required for each guest unit and to make this rule apply consistently to the Bed & Breakfast, Tourist Home, and Campground Special Use sections as well. The details of the draft ordinance were discussed and it was decided to ask Zoning Administrator, Jim Pheifer and Twp. Attorney, Charlie Ammeson to review the document and comment on the language and check for possible legal issues.

Wendie Shafer reported that Jeff Miller has provided further required information to Jim Pheifer regarding his SLUP application for a Tourist Home. Scheduling a public hearing on the application was postponed until Jim Pheifer has a chance to look at the additional information and for Mr. Miller to receive a recommendation from the County Health Department regarding the capacity of the septic to accommodate the number of guests he proposes to have renting his Tourist Home. It was requested that addressing essential services should be added to the checklist for preparing a Special Land Use Permit application.

Suggestions for changes to the Basis of Determination for a Special Land Use Permit were made by several Commissioners and were discussed and agreed upon. Wendie is to send the proposed changes to the Township Attorney for review and advice as to legality and ability to hold up in court.

The meeting was adjourned at 8:00 p.m.

Wendie Shafer,
Baroda Township Planning Commission Secretary