

**Baroda Township  
Planning Commission Meeting  
September 11, 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 6:38 p.m. in the Baroda Township Municipal Building Meeting Room at 9091 First Street, Baroda. There were two audience members.

The minutes of the August 22, 2017 Planning Commission meeting was discussed. Peter Van Vooren moved, seconded by David Schultz to approve the minutes of the last meeting. Vote, all yes. Motion Carried.

There was no Building and Zoning report since no Building or Zoning permits were issued in August.

Jeff Miller has decided to withdraw his application for a Special Land Use for a tourist home and requested his application fee be refunded. Wendie indicated she would need a written request to that effect in order to make the reimbursement.

Partick Freehling reported that he and Brenda Troxell had committed to paper language regarding an Agricultural Tourism Ordinance and would like to present the language at the October Planning Commission meeting. No action was taken.

Patrick Freehling presented proposed language addressing commercial wind turbines to be adopted into the Baroda Township Zoning Ordinance. There was much discussion. No action was taken.

Wendie Shafer presented a second draft of the Resorts ordinance providing for resorts by Special Use Permit. She is to ask Charlie Ammeson to review the document and determine if it will hold up in court. No action was taken

Wendie Shafer provided a second draft of the revisions suggested to the Basis of Determination for a Special Land Use Permit. The Commissioners discussed several additional changes. Wendie is to make the suggested changes and compare the revised language with the requirements of the Zoning Enabling Act and the Township Master Plan.

There was no new business. Wendie Shafer reported that Jim Pheifer has met with a party regarding an application for a Planned Unit Development for a 20 acre parcel on Lemon Creek Rd. for a 10 bedroom Bed & Breakfast and Wedding Barn.

Chairman David Schultz adjourned the meeting at 7:26 p.m. the next Planning Commission meeting is scheduled for Monday, October 9, 2017.

Wendie Shafer,  
Baroda Township Planning Commission Secretary