

**Baroda Township
Planning Commission Meeting
October 9, 2017**

Present were Patrick Freehling, Dean Schmaltz, David Schultz, Tom Shafer, Wendie Shafer, and Ed Heyn. Peter Van Vooren was absent. Also present was Zoning Administrator Jim Pheifer.

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 three audience members.

The minutes of the September 12, 2017 Planning Commission meeting was discussed. Dean Schmaltz moved, seconded by Patrick Freehling to approve the minutes of the last meeting. Vote, all yes. Motion Carried.

Wendie Shafer reported that two Zoning Permits were approved for the Month of September and that four Building Permit applications had been issued.

Chairman David Schultz revised the agenda saying that the Ag Tourism and Wind Energy agenda items would not be discussed that evening and would be postponed to next month's agenda.

Dave Schultz introduced Barbara Antonucci who presented an application and plans for a Planned Unit Development on 20 acres located on Lemon Creek Road west of Plantation row. She said she hoped to be approved for an 11 room Bed and Breakfast with a Wedding Barn to be developed in three phases. There was discussion regarding drainage and septic systems as well as other aspects of the application. Ms. Antonucci reported she is aware the project will require raised septic system(s). She agreed to contact the health department regarding permitting for septic system development for the entire project. She answered the Commissioner's other questions. It was decided that a public hearing on the application would be scheduled for the December 2017 Planning Commission meeting.

Wendie Shafer presented a third draft of the Resorts ordinance providing for resorts by Special Use Permit. It was decided to add language that a resort could be allowed by special land use in the Commercial and Agricultural zoning districts. She is to ask township attorney Charlie Ammeson to review the proposed ordinance and give his legal opinion. Pending a favorable opinion from legal counsel a public hearing will be scheduled for December 2017.

Wendie Shafer provided a third draft of the Basis of Determination for a Special Land Use Permit, The draft takes into account previous changes and assures compliance to the Michigan Zoning Enabling Act. The Commissioners decided to change the word consistent to compatible in point 1. Wendie is to make the change, and send the language to Township attorney Charlie Ammeson for review. Pending a favorable opinion from legal counsel a public hearing will be scheduled for December 2017.

There was no new business. Chairman David Schultz adjourned the meeting at 7:58 p.m. The next Planning Commission meeting is scheduled for Monday, November 13, 2017.

Wendie Shafer,
Baroda Township Planning Commission Secretary