

**Baroda Township
Planning Commission Meeting
November 13, 2017**

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

Chairman David Schultz called the meeting to order at 6:30 p.m. in the Baroda Township Municipal Building Meeting Room at 9091 First Street, Baroda.

The minutes of the October 9th, 2017 Planning Commission meeting were discussed. Dean Schmaltz moved, seconded by Tom Shafer to approve the minutes of the last meeting. Vote, all yes. M. C.

Wendie Shafer reported that in October one Zoning Permit and three Building Permits had been approved.

Dave Schultz introduced Barbara Antonucci who reported on her meetings with the Berrien County Health Department regarding her application for a P.U.D. for a Bed & Breakfast and Wedding Barn. She reported she wished to withdraw her P.U.D. application and instead apply for a Special Land Use Permit for a Bed & Breakfast on a 2 acre property which is for sale adjacent to the open land she owns. She proposes to leave the existing house footprint as is, using the lower level for her personal residence, and remodeling the upstairs to add more bathroom(s) for renting out. She asked if it would be advisable to also apply for the SLUP for the Wedding Barn at the same time since it would be in her future plans. She was advised to apply only for the SLUP for the Bed & Breakfast at this time.

The Agricultural Tourism Ordinance and Wind Energy Issues were not discussed due to Patrick Freehling's absence.

Wendie Shafer reported that Charlie Ammeson has approved the revised language for the Basis of Determination in Section 13.03 and that he agrees the language complies with the requirements of the Zoning and Planning Enabling Act. David Schultz set a public hearing on the issue for December 11, 2017. Wendie Shafer is to publish the public hearing notice. After the public hearing, the Planning Commission will make a recommendation to the Township Board to adopt the amendment to the Zoning Ordinance. It was mentioned that the references elsewhere in the Zoning Ordinance need to be amended as well. Wendie Shafer is to look up the references and add the changes to the amendment language.

Wendie Shafer presented a fourth draft of the Resorts ordinance providing for resorts by Special Use Permit. She reported that language had been added from the B&B and Tourist Home ordinances, regarding application requirements, recommended by Charlie Ammeson, and that language was added to the "Lot and Building Requirements" regarding the requirements for compliance with Section 6.02 -Pre-manufactured homes following discussions with Jim Pheifer, Zoning Administrator and Ross Rogien, Building Inspector.

Since there was an issue with the definition of and requirement for en-suite bedrooms, the Planning Commissioners agreed to remove the definition and requirement regarding en-suite bedrooms from the Resorts Ordinance. Wendie is to prepare a 5th draft of the Resorts Ordinance for consideration at the December meeting.

There was much discussion as to whether or not to require minimum square footage for a guest unit. It was reported that the “tiny houses” can have as little as 188 sq. ft. living space. No decision was made on the issue.

Tom Lippert pointed out that the P.U.D. section of the Zoning Ordinance needs to be corrected by adding “Planned Unit Development” to the list of Special Land Uses in the Industrial District section to correspond to language elsewhere in the Ordinance.

There was no new business. Chairman David Schultz adjourned the meeting at 8:22 p.m. The next Planning Commission meeting and public hearing is scheduled for Monday, December 11, 2017.

Wendie Shafer,
Baroda Township Planning Commission Secretary