

**Baroda Township
Planning Commission Meeting
And Public Hearing
December 11, 2017**

Present were, Dean Schmaltz, David Schultz, Ed Heyn, Tom Shafer, and Wendie Shafer, Peter Van Vooren and Patrick Freehling. 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 November 13, 2017 Planning Commission meeting were discussed. Patrick Freehling moved, seconded by Dean Schmaltz to approve the minutes of the last meeting. Vote, All yes. Motion carried.

Wendie Shafer reported that in November one Building Permit had been approved, and one permit is pending Zoning approval.

At 6:33 Chairman David Schultz closed the regular meeting and opened the public hearing on the proposed amendment to Baroda Township Zoning Ordinance Section 13.03 Basis of Determination. There was one audience comment regarding the proposed amendment. At 6:35 Chairman David Schultz closed the public hearing and reopened the regular meeting. After discussion the members of the Planning Commission voted by roll call to recommend to the Baroda Township Board to adopt the proposed amendment to Section 13.03 Basis of Determination. Voting to recommend adoption; Patrick Freehling, Wendie Shafer, Ed Heyn, Peter Van Vooren, Dean Schmaltz, David Schultz, and Tom Shafer. Voting against recommending adoption – None.

OLD BUSINESS - Dave Schultz introduced Barbara Antonucci who reported she has submitted an application for a Special Land Use Permit for a Bed & Breakfast on a 2 acre property which she is in the process of purchasing and is to close in late December or early January. She proposes to leave the existing house footprint as is, using the lower level for her personal residence, and remodeling the upstairs to add bathroom so that the four bedrooms to be rented each have an attached bath. She said she would like to apply at a later date for a SLUP or PUD for a Wedding barn on the property she owns which is adjacent to the home she is purchasing. She requested a public hearing be held in January and agreed that the determination would need to be contingent upon her ownership of the home. Wendie Shafer moved, seconded by Patrick Freehling to set a public hearing for January 8, 2018 on the Special Land Use Application for a Bed and Breakfast on Plantation Row pending ownership can be proven by Barbara Antonucci. After discussion, Vote All yes. Motion carried.

Discussion on the Agricultural Tourism Ordinance was postponed until the January 2018 Planning Commission meeting.

The proposed Wind Energy Ordinance was reviewed by Patrick Freehling. Further revisions to the document he provided were agreed upon by the commissioners. Wendie Shafer is to put the language in a format consistent with the Zoning Ordinance and send it to Township Attorney Charlie Ammeson for approval. If approved a public hearing may be set for February 12, 2018.

The unresolved issue regarding whether to require a minimum size for guest unit in the proposed Resorts Ordinance was discussed. After discussion it was decided not to require a minimum size for guest units. A public hearing on recommending the adoption of an amendment to the Baroda Township Zoning Ordinance to include Resorts as a Special Land Use was set for January 8, 2018. Wendie Shafer is to send the language to Charlie Ammeson, Baroda Township Attorney for approval.

NEW BUSINESS – Mike Rose of Rose Concrete presented an application for a Private Drive to be constructed abutting 2000 Shawnee Road. He explained that he would like to split the property he owns in the Commercial Zone into several lots which would need required road frontage. Jim Pheifer reported Mr. Rose’s application is complete and ready for action. The Planning Commissioners set the public hearing for January 8, 2018.

Zoning Administrator Jim Pheifer provided a copy of Section 12.03 Parking regulations in the Zoning Ordinance. He recommended changing the parking space requirement for retail stores from 1 space per 150 Sq. ft. of useable floor area to 1 space per 250 Sq. ft. of useable floor area. He explained that a company proposing to construct a Dollar General-type store in the Township has an issue with the requirement. He reported that Lincoln Township requires one parking space per 250 Sq. ft. of useable floor area. It was recommended by the commissioners that the company should apply for a variance rather than changing the language in the Zoning Ordinance.

Chairman David Schultz adjourned the meeting at 8:05 p.m. The next Planning Commission meeting with public hearings is scheduled for Monday, January 8, 2018.

Wendie Shafer,
Baroda Township Planning Commission Secretary