

**BARODA TOWNSHIP**  
**Planning Commission Meeting**  
**July 9, 2018**

Chairman David Schultz called the meeting to order at 6:31 p.m. in the Baroda Township Municipal Building Meeting Room at 9091 First Street, Baroda.

Present were, David Schultz, Dean Schmaltz, Tom Shafer, Patrick Freehling and Wendie Shafer. Absent were Peter VanVooren and Ed Heyn. There were seven audience members.

The minutes of the June 11, 2018 Planning Commission meeting were reviewed. 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 June Building Permits had been issued for three re-roofs, one window replacement, and one for the demo and replacement of the home on Hills Rd. that had burned. She reported the Zoning Administrator had written a letter for a legal non-conforming activity at a property and had reviewed the application to Re zone the Strefling/Gorske property, the subject of tonight's public hearing.

David Schultz called upon Don Kamp, realtor representing Amy Gorske who explained the reason for requesting the rezoning was that the property has not sold after being on the market 60 days because banks will not readily grant a mortgage to buyers of commercial properties because of insurance constraints and ordinance regulations.

The Public Hearing was opened. An audience member asked whether the whole lot was to be re-zoned, with yes being the answer given by Mr. Kamp. It was mentioned that the lot being a corner lot might be attractive for a commercial purpose, and the neighbors present would rather see the property continue to be used as a residence. Audience members expressed support for the property to be rezoned. The Public Hearing was closed.

David Schultz reopened the regular meeting. He explained that the vote taken by the Planning Commissioners will be sent as a recommendation to the Township Board for their consideration and action. He read aloud the Standards of Consideration as follows:

**SECTION 20.05**     **STANDARDS AND CONSIDERATION** In all cases where the Planning Commission is required to make a decision either as a planning or zoning body, the Planning Commission shall be guided by the following standards and considerations:

A.     Standards

1.     Whether a proposed land use change is consistent with the goals, objectives, policies, and intent of the Baroda Township master plan:
2.     Whether a proposed land use change meets or exceeds all performance and location standards set forth for the proposed use:

3. Whether a proposed land use change is consistent with the densities and general uses set forth in the Baroda Township master plan.
4. Whether a proposed land use change will protect, conserve, or preserve environmentally sensitive areas and natural resources:
5. Whether a proposed land use change will be compatible with existing or planned uses and not cause damage, hazard, nuisance, or other detriment to persons or property:
6. Whether the location of a proposed land use change places an undue burden upon existing transportation or other public services and facilities and will be served by streets with the capacity to carry traffic generated by the development:
7. Whether a requested use will be in compliance with all applicable General Provisions and Special Use Regulations pertaining to the use, as set forth elsewhere in this Ordinance: and
8. Whether there exists changed or changing conditions which make approval of a proposed Zoning Ordinance amendment or rezoning appropriate:
9. Whether or not the proposed use is economically feasible for the area.

B. Considerations

In addition to the foregoing standards, the Planning Commission should also consider the following in making decisions required by this Ordinance:

1. The testimony of the applicant(s).
2. The testimony of and other input from the public.
3. The recommendation and/or any information provided by Township staff, including Zoning Administrator and Building Official, or other professionals employed by the Township Board or Planning Commission.

David Schultz asked the Planning Commissioners to vote upon the standards taken as a whole. Voting Yes to approve the Re-Zoning were Partick Freehling, Wendie Shafer, Dean Schmaltz, David Schultz and Tom Shafer. Two Commissioners were absent. There were no dissenting votes. David Schultz declared the recommendation to approve the re-zoning request be sent to the Township Board at their next meeting on Monday July 16<sup>th</sup>.

David Schultz gave leave to those attending for the Public hearing who wished to leave before the end of the meeting.

Wendie Shafer presented a draft copy of the proposed Agricultural Tourism Ordinance the Commissioners have been working on. She explained she had moved several items from

Allowed uses to Special uses and vice versa according to the discussions of the June Planning Commission meeting. She explained there were two paragraphs of concern which, after having moved various items to different categories, have become inconsistent with the rest of the ordinance. She recommended they be deleted. Further discussion was held regarding wedding barns. It was decided to add a wedding barn to the definitions section and to allow wedding barns in the Ag district only by Special use. It was decided that wedding or party venues will also be allowed in the Commercial Zone. Wendie Shafer is to make the changes decided upon, send them to the Planning Commissioners, then to Charlie Ammeson for review and comment.

The Commissioners did not discuss Wind Turbine ordinances due to time constraints.

Chairman David Schultz adjourned the meeting at 7:21 p.m. The next Planning Commission meeting is scheduled for Tuesday August 7<sup>th</sup>. Since that is election day, the meeting room will be unavailable. The Commissioners may meet in the auxiliary "break" room.

Wendie Shafer,  
Baroda Township Planning Commission Secretary