

**BARODA TOWNSHIP**  
**Planning Commission Meeting**  
November 12, 2018

The Baroda Township Planning Commission met in the Baroda Township Municipal Building Meeting Room at 9091 First Street, Baroda. Present were David Schultz, Peter Van Vooren, Dean Schmaltz, Tom Shafer, Patrick Freehling and Wendie Shafer along with six audience members. Absent was Ed Heyn. Chairman David Schultz called the meeting to order at 6:30 p.m.

The minutes of the October 8, 2018 Planning Commission meeting were reviewed. Tom Shafer moved, seconded by David Schultz to approve the minutes of the last meeting. Vote – All Yes, Motion carried.

Wendie Shafer reported that in September Building Permits had been issued for three re-roofs, a remodel and a horse riding arena. She reported a Zoning Permit had been issued for the horse riding arena.

The Commissioners heard a proposal for an application for a Special Land Use Permit from Angela Seger for a Bed & Breakfast at the junction of Hinchman and Ruggles Rds. She explained that the building would be renovated and that 5 guest rooms are planned. Discussion was held regarding septic systems. Patrick Freehling requested Mrs. Seger have the Berrien County Health Dept. visit the property to determine the size and location of any further required septic system before proceeding with preparations for a B&B. She answered the Commissioner's questions. Pending approval from Jim Pheifer, a public hearing is to be scheduled for December 10, 2018.

The Commissioners discussed the Agricultural Tourism Ordinance which had been revised to include the suggestions of Township Attorney Charlie Ammeson. The number of parking spaces was changed to a minimum of one space for each 1,000 Sq. ft. of retail area and that the number of parking spaces required for outdoor related activities is to be determined by the Planning Commission based upon the needs of individual application. The term "Wedding Barns" was changed to include "and similar event venues." It was decided to schedule a public hearing for this ordinance amendment for Monday December 10, 2018.

The Commissioners discussed the proposed Wind Energy Conversion Systems Ordinance. There were no changes suggested. It was decided to hold a public hearing for this ordinance amendment on December 10, 2018.

Wendie Shafer reported that Pete Van Vooren's term will expire in Dec. of this year. He agreed to serve another 3 year term on the Planning Commission. The information will be forwarded to the Township Board for him to be re-appointed.

Wendie Shafer reported that she is retiring from working at the Township effective December 31, 2018. She reported that the secretary position would need to be filled by one of the Commissioners. She reported that Brenda Troxell has agreed to serve on the Planning Commission as the Township Board Liaison, but does not want to be its secretary.

Chairman David Schultz adjourned the meeting at 7:35 p.m. The next Planning Commission meeting is scheduled for Monday December 10, 2018.

Wendie Shafer,  
Baroda Township Planning Commission Secretary