

**BARODA TOWNSHIP**  
**Planning Commission Meeting**  
**And Public Hearings**  
October 8, 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 6:32 p.m.

The minutes of the September 10, 2018 Planning Commission meeting were reviewed. Peter Van Vooren 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 a re-roof, a porch and deck, and a Commercial Storage Building. She reported one Zoning Permit had been issued for the Commercial storage building.

David Schultz closed the regular meeting and opened the public hearing for a Special Land Use permit application from Barb and Kelly Day. Kelly Day explained her intent is to use the proposed arena for themselves and friends to ride their horses in. She explained that there is no plan to board horses in the immediate future, but would like to be able to house up to 10 horses, the capacity of the existing barn which has 10 stalls and would possibly do horse training on the site. Mrs. A. Gaye Blind gave a power point presentation showing the proximity of existing wetlands on the farm expressing concern that waste from too many horses could possibly end up in the Singer Lake outlet drain which flows into the Hickory Creek Drain. Her other concern was with the danger posed with horse trailers going in and out of the driveway near the already hazardous Shawnee/Hills corner. Several other residents spoke in favor of the proposed Special Land Use. Kelly and Barbara Day answered all questions of the Planning Commissioners. David Schultz closed the public hearing and reopened the regular meeting.

The Planning commissioners addressed the points of the basis of determination for approving a SLUP and voted as follows;

**SECTION 13.03**      **BASIS OF DETERMINATION**

*Amended 1-15-18*

*Prior to approval of a special land use application and required site plan, the Township Planning Commission shall insure that the standards specified in this section as well as applicable standards established elsewhere in this Ordinance, shall be satisfied by the completion and operation of the special land use under consideration.*

- A.      *General Standards - The Township Planning Commission shall review the particular circumstances of the special land use request under consideration in terms of the following standards, and shall approve a special land use request only upon a finding of*

*compliance with each of the following standards, as well as applicable standards established elsewhere in this Ordinance:*

1. *The special land use shall be designed, constructed, operated and maintained in a manner compatible with the character of adjacent land uses.*

Voting to approve this point- Partick Freehling, Wendie Shafer, Peter Van Vooren, Dean Schmaltz, and Tom Shafer. Voting to deny on this point - None.

2. *The special land use shall be consistent with the intent and purpose of the Baroda Township Zoning Ordinance and Master Plan.*

Voting to approve this point- Partick Freehling, Wendie Shafer, Peter Van Vooren, Dean Schmaltz, and Tom Shafer. Voting to deny on this point - None.

3. *The special land use shall be compatible with the natural environment of the site.*

Voting to approve this point- Partick Freehling, Wendie Shafer, Peter Van Vooren, Dean Schmaltz, and Tom Shafer. Voting to deny on this point - None.

4. *The special land use shall not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety and welfare of persons or property through the production of traffic, noise, smoke, odor, fumes or glare.*

Voting to approve this point- Partick Freehling, Wendie Shafer, Peter Van Vooren, Dean Schmaltz, and Tom Shafer. Voting to deny on this point - None.

5. *The special land use shall be compatible with the capacities of public services and facilities affected by the land use.*

Voting to approve this point- Partick Freehling, Wendie Shafer, Peter Van Vooren, Dean Schmaltz, and Tom Shafer. Voting to deny on this point - None.

6. *The special land use shall comply with applicable Township, County, and State and Federal regulations.*

Voting to approve this point- Partick Freehling, Wendie Shafer, Peter Van Vooren, Dean Schmaltz, and Tom Shafer. Voting to deny on this point - None.

A. Conditions—

1. *The Township Planning Commission may impose reasonable conditions with the approval of a special land use application and site plan which are necessary to insure compliance with the standards for approval stated in this section and any other applicable Township ordinances and regulations. Such conditions shall be considered an integral part of the special land use permit and approved site plan and shall be enforced by the Zoning Administrator.*

No conditions were imposed for this Special Land Use Permit. Chairman David Schultz declared the Special Land Use Permit application for Barbara and Kelly Day at 722 W. Shawnee Rd approved. He dismissed those who wished to leave.

David Schultz opened the public hearing for the Proposed Zoning Ordinance providing for Resorts in the Commercial and Agricultural zones. There was no public comment regarding the Resorts language. David Schultz closed the public hearing and reopened the regular meeting. The Commissioners reviewed the language which had been previously agreed upon. By Roll Call Vote – Voting to approve the proposed Zoning Amendments providing for Resorts in Baroda Township; Patrick Freehling, Wendie Shafer, Peter Van Vooren, Dean Schmaltz, and Tom Shafer. Voting Against approving the Amendments – None. David Schultz announced the proposed amendments to the Zoning Ordinance will be recommended for approval to the Township Board.

There was discussion on the Ag Tourism language regarding Charlie Ammeson's comments on the last draft. David Schultz requested that a copy of the current draft be sent to Planning Commissioners along with Charlie's notes.

Discussion on a Wind Energy ordinance was tabled until the November meeting.

The Planning Commissioners reviewed the Special Land Use Applications for Worthenbury home and NIMBY Pond. It was reported there had been no complaint at either location. Dean Schmaltz moved to approve the continuation of the Special Land Uses for Worthenbury and Nimby Pond for 2019.

Chairman David Schultz adjourned the meeting at 7:52 p.m. The next Planning Commission meeting is scheduled for Monday November 12, 2018.

Wendie Shafer,  
Baroda Township Planning Commission Secretary