

Baroda Township Planning Commission  
Minutes  
August 6, 2019

On August 6, 2019 the Baroda Township Planning Commission met in the Baroda Municipal Building meeting room at 9091 First Street, Baroda. Present were David Schultz, Dean Schmaltz, Tom Shafer, Brenda Troxell, Dennis Krotzer, and Barbara Sukys along with Zoning Administrator Jim Pheifer, Secretary Wendie Shafer and one audience member. Absent was Peter Van Vooren. Chairman David Schultz opened the meeting at 6:29 p.m.

The minutes of the July 8, 2019 meeting were reviewed. Brenda Troxell moved, Seconded by Dennis Krotzer to approve the minutes. Vote – all Yes. Motion Carried.

The Building and Zoning Report for June and July was presented by Wendie Shafer.

Unfinished Business – Zoning Administrator Jim Pheifer reported that Barbara and Kelly Day have decided against decreasing the footprint of their Special Land Use Permit for a horse barn on Shawnee Rd. No further action on this issue is required.

Mark Schutze attended the meeting and said he would like to amend his current S.L.U.P. for NIMBY Pond by adding a Campground Special Use and adding Fireworks and more public events. Several issues arose with this idea. Requirements for a Campground have different rules from the NIMBY S.L.U.P. and would require a separate application, fee and public hearing. The 500' + portion of Mr. Schutze's property closest to Hills Rd. is zoned R-2 Rural Estate Residential while the remaining portion is zoned Agricultural. Campgrounds are not allowed in the R-2 District, making it necessary for his R-2 portion to be rezoned before a Campground application could be considered. It was not confirmed that Mr. Schutze's Agricultural zoned property would be as large as the 30 acres required for a Campground. It was thought by some that the conditions of the NIMBY Pond permit are being violated and may cause the NIMBY Permit to be revoked upon review.

The Planning Commissioners discussed that there are two Township residents known to be violating the Zoning Ordinance by renting portions of their properties on a short-term basis through Air BnB. Mr. Schutze is one of the persons violating the Zoning Ordinance in this manner. The other resident known to be violating the Zoning Ordinance lives on Marrs Rd. and is renting rooms in their home without a Special Use Permit. The Zoning Administrator has contacted both property owners issuing orders to stop renting out portions of their properties, requesting they comply with the Zoning Ordinance by applying for the required Special Land use permits.

There was no audience comment.

Chairman David Schultz adjourned the meeting at 7:20 p.m.

The next Planning Commission meeting is scheduled for Monday Sept. 9, 2019 at 6:30 p.m.

Wendie Shafer  
Baroda Township Planning Commission Secretary