

Baroda Township Planning Commission
Proposed Minutes
February 10, 2020

On February 10 the Baroda Township Planning Commission met in the Baroda Municipal Building meeting room at 9091 First Street, Baroda. Present were David Schultz, Tom Shafer, Brenda Troxell, Dennis Krotzer, Barbara Sukys and Peter Van Vooren along with Secretary Wendie Shafer, Clerk Christina Price. Absent was Dean Schmaltz. There were no audience members. David Schultz called the meeting to order at 6:30 p.m.

The minutes of the January 13, 2019 meeting were reviewed. Brenda Troxell moved, seconded by Barb Sukys to approve the minutes. Vote – all Yes. Motion Carried.

The Building and Zoning Report for December showed there were two building permits issued in January; for one church remodel, and the installment of a solar array. No zoning permits were approved.

Unfinished Business - None

New Business - David Schultz reported he and Wendie Shafer had met with several people from the Tabor Woods neighborhood near the Mark Schutze residence. He noted they are concerned about the possibility of the Planning Commission receiving a new Special Land Use application from Mr. Schutze in the future. They related their concerns about noise and the appearance of the property as well as the failure of the property owner to comply with the conditions of the previous SLUP. They were assured that they will be notified and their concerns heard should an application be submitted and public hearing(s) held. David Schultz reported that Mark Schutze is organizing items on his property in preparation of holding an auction in March.

A letter received by the Township Board from the same neighborhood group mentioned above was briefly discussed. The letter is in the form of a “concerns” complaint letter requesting the Township Board require Mr. Schutze to clean up his property. The letter also requested the derelict house on the corner of Hills and Browntown Rds. be addressed.

Wendie Shafer discussed a letter to and reply from Township Attorney Charlie Ammeson regarding questions about the Zoning Ordinance and Nuisance and Property Maintenance Ordinances. She reported that since the Township Nuisance and Property Maintenance Ordinances are more restrictive than the Zoning Ordinance regarding how residents are to maintain their properties, the Township Ordinances take precedence over the Zoning Ordinance, making enforcement the responsibility of the Twp. Board.

She reported that though Mr. Schutze’s activities on his property likely fit the Zoning Ordinance definition of a “Junk Yard” it is still the Township Board’s responsibility to enforce the matter. The Twp. Attorney mentioned that the Planning Commission could suggest the property be kept in a safe and attractive manner as to attract visitors, at a minimum, adhering to the Township Ordinances when granting a SLUP, but the enforcement remains with the Twp. Board.

Dennis Krotzer submitted a revised set of conditions to use as a beginning point should a new SLUP application be made by Mr. Schutze for NIMBY Pond. David Schultz asked that it be emailed to the rest of the Planning Commission members and that the members should think about and add their suggestions as well.

There being no further business, the meeting was adjourned at 7:15 p.m.

The next Planning Commission meeting is scheduled for Monday March 9, 2020 at 6:30 p.m.

Wendie Shafer
Baroda Township Planning Commission Secretary