

Baroda Township Planning Commission
Proposed Meeting and Public Hearing Minutes
August 10, 2020

On August 10, 2020 the Baroda Township Planning Commission met in the new Pavilion of the Baroda Township Park at 640 Lemon Creek Rd., Baroda. Present were David Schultz, Tom Shafer, Brenda Troxell, Bill Hurst, Dean Schmaltz, Peter Van Vooren and Barbara Sukys along with Secretary Wendie Shafer. There was one audience member. David Schultz called the meeting to order at 6:30 p.m.

The minutes of the June 8, 2020 meeting were reviewed. Brenda Troxell moved, seconded by Barbara Sukys to approve the minutes. Vote – all Yes. Motion Carried.

The Building and Zoning Report for June through July showed there were eleven building permits issued during those months; for two Mobile Home set ups, one remodel, one addition, one deck, and three roofs, two new homes and a pool. Zoning permits were issued for one addition, one deck, one pool and two new homes.

Unfinished Business – David Schultz described a Special Land Use application submitted by Ann Raphael announcing a public hearing to be held during this meeting.

Chairman David Schultz closed the regular meeting and opened the public hearing.

A letter was received and read aloud from David and Rita Rueb expressing support for approval of the Special Land Use Permit for a Tourist Home for Ann Raphael at the old schoolhouse at 118 Browntown Rd.

There was no other comment.

David Schultz closed the public hearing and re-opened the regular meeting.

The Planning Commissioners addressed the Basis of Determination as follows:

SECTION 13.03 BASIS OF DETERMINATION

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 in Favor of approval on point #1 Brenda Troxell, Tom Shafer, Dean Schmaltz, David Schmaltz, Peter Van Vooren, Bill Hurst, and Barbara Sukys. Voting Against; None. Point #1 – Approved.

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

Voting in Favor of approval on point #2 Brenda Troxell, Tom Shafer, Dean Schmaltz, David Schmaltz, Peter Van Vooren, Bill Hurst, and Barbara Sukys. Voting Against; None. Point #2- Approved.

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

Voting in Favor of approval on point #3 Brenda Troxell, Tom Shafer, Dean Schmaltz, David Schmaltz, Peter Van Vooren, Bill Hurst, and Barbara Sukys. Voting Against; None. Point #3- Approved.

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 in Favor of approval on point #4 Brenda Troxell, Tom Shafer, Dean Schmaltz, David Schmaltz, Peter Van Vooren, Bill Hurst, and Barbara Sukys. Voting Against; None. Point #4- Approved.

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

Voting in Favor of approval on point #5 Brenda Troxell, Tom Shafer, Dean Schmaltz, David Schmaltz, Peter Van Vooren, Bill Hurst, and Barbara Sukys. Voting Against; None. Point #5- Approved.

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

Voting in Favor of approval on point #6 Brenda Troxell, Tom Shafer, Dean Schmaltz, David Schmaltz, Peter Van Vooren, Bill Hurst, and Barbara Sukys. Voting Against; None. Point #6- Approved.

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.

The Commissioners agreed that no further Conditions would be imposed upon the Special Land Use Permit.

Chairman David Schultz declared that the Special Land Use Permit for Ann Raphael to operate a Tourist Home at 118 Browntown Rd. is approved. He noted that all building inspections and occupancy permit must be approved prior to opening the business.

New Business –There was no new business.

Audience Comment – Ann Raphael thanked the Commissioners for approving her Special Land Use permit.

There being no further business, the meeting was adjourned at 6:52 p.m. The next regular meeting is scheduled for September 14, 2020. If by one week prior to the scheduled meeting, nothing is brought forward for the agenda, the meeting may be cancelled.

Wendie Shafer
Baroda Township Planning Commission Secretary