

**Village of Baroda
Planning Commission Meeting
April 21, 2015**

**Members Present: Jerry Jakubs, Ron Zordell, Scott Knoll, Bob Getz, Ed Rath and
Mona Himmelein**

**Guests: Ross Rogien, Jeffrey Holmstrom, Collin and Laura Olmstead, Mary Ann Schultz,
Sonja Hendrix, Fred and Adam Schaller, John Baird and Chuck Eckenstahler.**

**Public Hearing opened at 6:30pm with Pledge of Allegiance. Minutes were read and
approved.**

**Village received an application from Lakeshore Die Cast for a tax abatement on the new
expansion on building. Chuck informed them that the abatement is not allowed because
property is zoned residential. Alternative means according to ordinance. Zone begins at
Lemon Creek and terminates at the end of Village. Chuck recommended changing zoning
classification to Industrial mixed use. There was discussion on exactly where the zone ends
and where the building will end for the expansion.**

**Fred Schaller was asked why was he adding a warehouse. Keep finished goods out of sight.
Get property in order and covered area for skids and containers.**

**Jeff Holmstead, representing Baroda Estates LLC and Eichendorff Properties LLC presented the
Planning Commission with the attached letter and Village map with several objections to the
proposed rezoning citing serious consequences upon the manufactured home community
owed by these companies.**

**Ross Rogien recommends mixed commercial instead of industrial. If business closes it can be
reinvented into a commercial business.**

**Public Hearing adjourned at 7:05
Planning Commission meeting opened at 7:05**

**The Planning Commission discussed options for rezoning. Different ordinances, rezoning
district, conditional rezoning. Lakeshore Die Cast wants to build first and then rezone. Chuck
recommends since we will be redefining and amending ordinances for Residential zone
wanting Commercial zoning, at that time redefine North and South of town as well as
Residential wanting Commercial. After much discussion a motion was made by Scott Knoll
and seconded by Ron Zordell as follows:**

****Motion to recommend the Village Council approve the rezoning of eight parcels of property
(noted below) to the industrial zoning classification with a provision that all new construction
on vacant or changes of uses upon any property be subject to Planning Commission review**

prior to issuance of a building permit pending the adoption and application of a new zoning designation.

Property tax identification numbers:

11-30-0011-0012-01-9

11-30-0011-0012-02-7

11-30-0011-0012-03-5

11-30-0011-0012-13-2

11-30-0011-0012-12-4

11-30-0011-0012-11-6

11-30-0011-0012-10-8

11-30-0011-0014-01-1

	Yes	No	Absent
Jerry Jakubs	X		
Ron Zordell	X		
Scott Knoll	X		
Bob Getz	X		
Ed Rath	X		
Mona Himmelein	X		
Barry Gidley			X

Motion was approved to recommend to Village Council.

Meeting adjourned at 7:25pm.

Submitted by,

Mona Himmelein