

**Village of Baroda
Planning Commission
February 18, 2020**

Present: Barry Gidley, John Zelvis, Ron Zordell, Brad Mattner, Zoning Administrator Ross Rogien

Absent: Ed Rath, Bob Getz

Guests Present: Greta Hurst, Beth Antosz, Dave Antosz, Marianne Leppanen, and Analisa Leppanen

Public Hearing: To Rezone King Products & Stama Building from residential to C2. Guests Analisa and her mother Marianne Leppanen attended the meeting to state their case. They have purchased 8903 Stevensville-Baroda Rd. and would like to open a winery, tasting room and art gallery.

Meeting was called to order by Brad Mattner at 6:30 p.m. with the pledge of allegiance.

Previous Meeting Minutes were approved. A motion was made by Ron Zordell and supported by Barry Gidley to approve the previous meeting minutes. All ayes, motion carried.

Opened Public Hearing.

Applicant's Case: Analisa Leppanen, business owner, presented the case on behalf of herself and her mother, Marianne Leppanen, owner of the building. The property was purchased as industrial/commercial property as it was advertised; it was then discovered the property is residential and they would like to have it rezoned to C2 Commercial. They would like to use the property for a small winery that will do some bottling and distributing, a tasting room, and an art gallery.

Audience Member Comments: Concern about the rezoning being open to additional businesses such as a night club, bar, or something that can stay open until 2:00 a.m., looking for protection as a resident.

Planning Commission Comments: Concern about CJ's rezoning? Brad Mattner suggested sticking to the parcel at hand only, as there is no documentation from the other property owner, nor was he present to express his wishes. He will have to come before the Planning Commission and go through the same process if he would like his property rezoned.

Public Hearing was closed for formal deliberations.

A letter of concern was submitted by John Baird, owner of Baroda Estates.

After a brief discussion, a motion was made by Brad Mattner and supported by John Zelvis, to recommend to the Village Council to rezone that particular parcel only. All ayes, motion carried.

Meeting was adjourned at 7:13 p.m.

Respectfully Submitted,

Tina Martin