

**Village of Baroda
Planning Commission
July 21, 2020**

Present: Ed Rath, Barry Gidley, Bob Getz, John Zelvis, Ron Zordell and Brad Mattner

Absent: none

Meeting was called to order by Ed Rath at 6:30 pm with the pledge of allegiance.

Public Hearing: Lakeshore Die Cast/LaReve Winery

Guests: Carl Baxmeyer, Analisa Leppanen, her mother Marianne and their real estate agent; Ross Rogien, Dave & Beth Antosz, Adam Schaller

Carl Baxmeyer from Wightman had put together a proposed site plan for the winery and presented it to the Planning Commission.

The Village requires 49 off-street parking spaces according to our zoning ordinance. There is no way to get all the required parking spaces on the property. There should be a 25' travel lane for 2-way traffic for safety purposes. Eight parking spaces would now be where the patio was going to be. Carl came up with 21 parking spaces for the winery.

The applicant was asking if it was possible to make the traffic one way behind and around the building. That is something that would need to be approved by the property owner. It was recommended that in order to get around the ordinance as written would be to apply for a variance, which would be an application completed and submitted to the Zoning Board of Appeals.

Where would the Village stand liability-wise to have parking spaces and the stripe is on or in the 33 ft. line. In front of the building.

Easement agreement?

Close Public Hearing at 6:52 p.m.

Open regular meeting at 6:53 p.m.

A) LeReve winery/tasting room

Motioned made by Brad Mattner, supported by John Zelvis. Motion carried to approve the site plan with the following conditions:

- 1) Variance approval for a Minimum of 21 parking spaces @ 9'x18' (Including 3 compact spaces @ 8'x16')
- 2) Variance approval for Three (3) Compact parking spaces @ 8'x16'
- 3) Parking along Stevensville-Baroda road to keep out of road right-of-way

Open Public Hearing for Lakeshore Die Cast at 7:30 p.m.

Adam Schaller presented his site plan to expand his building. He needs additional storage space for materials so he can start running more of his machines.

- B) Motion made by Bob Getz, supported by Ron Zordell. All approve a conditional rezoning of parcel 11-30-0011-0012-03-5 (Main building) and parcel 11-30-0011-0012-13-2 (1.26-acre lot) from R2 residential to C2 commercial with the following conditions:

- 1) Property reverts back to R2 if use is changed
- 2) Property reverts back to R2 if use ceases for 6 months

- C) Motion made by Barry Gidley and supported by Ron Zordell, carried for site plan approval on parcel 11-30-0011-0012-03-5 for building expansion.

Meeting was adjourned at 7:59 p.m.

Respectfully,

Tina Martin