

Village of Baroda Planning Commission
Regular Meeting and Public Hearing February 21, 2023
Held at Baroda Village Hall

CALL TO ORDER

The regular February 21, 2023, Village of Baroda Planning Commission meeting was called to order by Chairman Brad Mattner at 6:30 p.m.

ROLL CALL:

Members Present: Brad Mattner, Jodi Mattner, Katie Strefling, Ron Zordell, Barry Gidley, Donnie Johnson II, Elana Sabat

Members Absent: Donna Ryan (Not sworn in yet, was there observing)

Staff Present: Ryan – Zoning Administrator

Guest Present: Nikki Andrews, Jen Strzyzkowski, Kelly Clark

The pledge of allegiance was led by the board.

APPROVE/AMEND AGENDA FOR JANUARY 24, 2023

Motion by Zordell, seconded by Strefling to approve the February 21, 2023, agenda as amended.

Item 5 should be Approval of Minutes

Item 6 should be Hearing of Citizens

Voice vote, motion carried unanimously.

HEARING OF CITIZENS

None

APPROVAL OF MINUTES

Motion by Zordell, seconded by Johnson to approve the January 24, 2023, minutes as presented.

Voice vote, motion carried unanimously.

RECESS REGULAR MEETING 6:35 PM

CALL PUBLIC HEARING FOR SPECIAL LAND USE TO ORDER 6:35 PM

- A. Purpose of Hearing: A request for a Special Land Use for Home Occupation Permit was submitted by Nikki C. Andrews pursuant to the Village of Baroda Zoning Ordinance Article 34-249. Home occupations shall be allowed in principal or accessory uses of single-family dwellings only by Village Council special land use permit. The subject property located at 1643 W. Lemon Creek Road, Baroda, MI 49101 taking Parcel #11-30-0011-0031-13-7 is zoned R-2. The applicant requests a Home Occupation Permit to operate a pet grooming salon.
- B. Presentation by the applicant: Nikki C. Andrews stated the number of dogs she has a day depends on what she has scheduled for the day. Grooming will take place in the basement so it will be nice and quiet. For liability purposes no dogs will be outside barking. She is one that likes it quiet. Does not like clients that are loud and barking. She works with a vet in the area so if one needs to be sedated or if the dog will not stop barking she will call clients owner to pick up. One to two cars in driveway...drop off and pick up...because she works on one animal straight through the grooming. No pet boarding will be done. She will stay at people's homes for pet boarding. She does own a dog...he may be in backyard at her residence. All grooming will be in basement level.
- C. Public Comments:
 - Kelly Clark, 8914 3rd Street, Baroda, MI 49101: If we approve this she can put as many dogs in there as she wants. She feels the dogs would be in the backyard making noise cause you have to let these dogs go out somewhere. She certainly would not let these dogs pee in her basement. Some of these dogs will be there all day which means multiple dogs in the backyard making noise. There is no fence, no nothing at this house right now.
 - Donna Ryan, 9421 Cleveland Avenue, Baroda, MI 49101: I'm not necessarily for or opposed but I will applaud her entrepreneurial spirit because that's fantastic. Doing some homework on this topic prior I found that our local ordinance has a maximum amount of combination of 3, either cats or dogs of any combination within a residential dwelling not necessarily owned but keeping in the home. I'm curious how many pets she has, typically animal eccentric people have their own. I also have that concern to where you may have a backup and my concern is hitting that number 3 level that is now a misdemeanor. I'm trying to figure out how that would work. I know you could do a conditional approval unless this is a business where other conditions apply. Being mindful of that because of the noise factor for the neighbors.
- D. Correspondences: None
- E. Close the Public Comments Section
- F. Session for Commission to ask questions and address the chair: Barry Gidley, do you plan on putting up a fence? There is already a fence in the yard. Does not fence in the whole yard. Wants to fix what is already there potentially down the line. Nikki Andrews reiterated none of her clients will be outside. Ron Zordell, if we approve or disapprove we recommend to the Village Board of Trustees they can still impose conditions on this? Yes. Planning Commission can impose conditions for recommendation too. Nikki Andrews reiterated her clients will not be outside, it's the same as taking your dog to Pet's Mart, they work on the pet straight through and don't take the dog outside. Katie Strefling stated the difference is Pet's Mart doesn't have the zoning ordinance we do. Katie Strefling also asked if Nikki Andrews will verify vaccinations? Nikki Andrews said clients have to verify Rabies vaccination. Elana Sabat asked if she did grooming in her house before. Nikki Andrews stated

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she's never owned a house before. Sabat asked where she groomed before. Andrew stated Pet's Mart. Sabat asked if she was planning to move her LLC as she grew to a bigger location that are for rent in town. Andrews stated no, she wanted to work from home.

ADJOURN PUBLIC HEARING 6:52 PM

CALL REGULAR MEETING FROM RECESS 6:52 PM

NEW BUSINESS

Consideration of a Special Land Use for home occupation by Nikki C. Andrews:

Motion by B Mattner, seconded by Zordell to recommend approval of Special Land Use for home occupation by Nikki C. Andrews to the Village Board of Trustees with the following conditions:

1. Egress window added for life safety prior to business being in use
2. 1 dog at a time – one coming as one is leaving
3. Client's dog shall be leashed and attended to if needing to be outside
4. Possible 1 year review

Voice vote, motion carried unanimously.

Approve 2023 PC Meeting Dates:

Motion by Strefling, seconded by Johnson to approve the 2023 Planning Commission meeting dates as presented.

Voice vote, motion carried unanimously.

Discuss Master Plan and Park Plan:

A discussion was had regarding the Village Master Plan and Park Plan. PC will request guidance from the Village Council on which direction they would like the Master Plan and Park Plan to go.

1. PC to review and keep Master and Park Plan as is due to budget
2. PC to review and keep Master Plan and do joint Park Plan w/ Township
3. Move forward with Joint Master and Park Plan w/ Township
4. Separate Master Plan between Township and do Joint Park Plan w/ Township
5. Separate both Master and Park Plans from Township

UNFINISHED BUSINESS

None

HEARING OF CITIZENS

Kelly Clark asked what happens with the Special Land Use if the resident who requested it moves and leaves the residence and area. Discussion was had. She also stated that after hearing the presentation by Nikki C. Andrews regarding the home occupation Special Land Use and discussion with the board she felt better about it being an addition to the community.

PLANNING COMMISSION MEMBERS COMMENTS

Katie Strefling said Thank You to the new Planning Commission Board Members. Welcome!

ADJOURNMENT:

Motion by Strefling, seconded by Johnson to adjourn the February 21, 2023, meeting at 7:52 p.m.

Brad Mattner

Brad Mattner, Chairman

Jodi Mattner

Jodi Mattner (May 4, 2023 11:17 EDT)

Jodi Mattner, Secretary