

AMENDED

Barry County Planning Commission Special Meeting Meeting Minutes February 08, 2021

The meeting was called to order at 6:00 p.m. by Chairperson Clyde Morgan via Zoom format. The Planning Commission members in attendance included: Morgan, Vivian Conner, John LaForge, Jack Miner, Joyce Snow, and Robert Vanderboegh. Jack Nadwornik was absent. Those also in attendance included Barry County Planning Director James McManus, Don Haney, Tyler Guernsey, Jr., and other interested people.

Motion by Miner to approve the agenda as printed. Support by LaForge. All ayes - motion carried.

The Minutes of October 26, 2020 were reviewed by the Planning Commission. Motion by Miner to approve the Minutes as written. Support by LaForge. All ayes - motion carried.

BUSINESS

Site Plan Reviews

Case No. PR-9-2020

**Donald Haney - Thornapple Manor (Applicant)
Barry County (Property Owner)**

Don Haney noted Thornapple Manor will be constructing a new facility that will have 50 beds. It will be an Assisted Living Facility. He noted the facility will be served by public sewer and electric from the existing building. He noted it will be called 'Harvest Pointe.'

Vanderboegh asked how large the site use was. Haney said 13 acres.

Vanderboegh asked about future expansion. Haney said any expansion will be an independent living campus.

Vanderboegh asked if people would be living full-time in the new building. Haney agreed.

Vanderboegh asked if there could be any daytime adult daycare. Haney said it was not in the plans.

Vanderboegh asked if there would be joint living rooms for couples. Haney said yes.

Vanderboegh asked what the construction timeline would be. Haney said they would like to start April 1st, and they hope to be finished in the Spring of 2022. He noted the building will be a county building but run by Thornapple Manor. He said it will be self-sustaining and will not use taxpayer dollars.

Snow asked what the room costs would be. Haney said the base rate would be \$2000-\$2500 per month plus level of care-charges. He noted there would be staff on site.

Snow asked about the room types. Haney noted there would be studio, individual, and couples apartment-style rooms, but they will have community dining and a lounge.

Snow asked about activities for the residents. Haney noted there would be an activities team.

Snow asked about the difference in housing rates. Haney noted there will be a LPN on staff to handle emergency issues and other care issues.

Snow noted the new facility could create a great partnership with the Commission on Aging.

Conner asked if the diagram showed a walkway or driveway from Thornapple Manor. Haney said it will be a paved driveway and noted it will allow trucks to go between the two buildings. Conner asked about the marquis and sign. Haney said it would be similar to the cottage entry.

Miner asked who the contractor was. Haney said CM Contracting.

LaForge asked about security on site. Haney said they will install a Wanderguard system and have call lights in the rooms.

LaForge asked if they have permits yet. It was noted that permits have not been pulled yet, but some of the plan reviews have started.

LaForge asked if they anticipated any issues. The contractor said no.

LaForge asked about permits for the railway crossing. The contractor indicated that there is a bond requirement due to the fiber optic cable.

Morgan asked if the drive was adequate for fire vehicles. Haney said the drives were engineered for fire.

Morgan asked about the parking spots. Haney noted they have parking for residents, staff and visitors.

Morgan asked about the drive in back. Haney said it would be wide enough for semi use.

Morgan asked if residents in wheelchairs could use the drive. Haney said yes.

Morgan asked if there would be any conflict. Haney said no and noted trucks would only come in once a day.

Morgan asked about lighting. Haney said the lighting will be similar to the ones on the other buildings.

Morgan asked about water and sewer. Haney said they have (2) Class A wells with enough capacity to serve the City of Hastings and they are only using 15% of the dedicated sewer line.

McManus asked how many parking spaces are on site. Whitney Pizzala said 107. McManus noted 100 are required.

McManus asked about a sign. Haney said the sign contract has not been selected yet.

McManus noted the new building is a continuation of an existing use on county property.

Conner asked about internet service. Haney said it is provided and there is free Wi-Fi for guests. He noted there is less demand for land lines.

Snow asked about funding. Haney noted they had completed a pro-forma and determined that the revenues will cover the bond expenses.

Jim Brown, Hastings Township Supervisor, asked what business model was used. Haney said it was based on monthly payments.

Brown asked if PILT payments were included. Haney said he was not in favor of PILT payments.

Brown verified the rates. Haney repeated them.

Vanderboegh asked how the name was chosen. Haney said the staff had a contest.

Motion by LaForge to approve Case No. PR-9-2020 as submitted. Support by Miner.

Roll call vote taken: 6 ayes - 0 nays - motion carried. Site Plan Approved.

Case No. PR-1-2021

Tyler J. Guernsey (Property Owner)

Guernsey noted they would like to build (3) new storage buildings on the parcel to expand their storage capacity.

Miner asked if fill would be added to the entry off of M-37. Guernsey said they were going to use their other drive to the north and loop an asphalt drive around the three buildings. He noted a little fill would be added for the buildings.

Miner thought that was a good plan and verified the drive would go around the west side of the buildings. Guernsey agreed.

Miner verified the drives would be paved. Guernsey agreed.

Miner asked about the retention pond and how much drainage it could hold. Guernsey said it would be similar to the retention pond on the other property.

Snow asked what the size of the units would be and how many there would be. Guernsey said he did not know how many units there were, but he noted they have six different-sized units ranging from 5x10 to 10x30.

Snow asked if there would be any plumbing. Guernsey said no.

Conner asked about the driveway. Guernsey said they will use the Fastenal drive to the north.

Conner asked if the pond was engineered. Guernsey said they are using the same people that built the other pond.

Conner asked about landscaping. Guernsey said he would like to talk to neighbors to see what they want, but he said he would like to plant evergreen trees.

Guernsey noted the south building will only have doors that face north away from the neighbors.

Conner asked if there would be any outdoor storage. Guernsey said they will not have an area for boats or campers, but he noted some clients have stored vehicles there. He noted there would only be a drive or green space on the south side of the buildings.

Conner verified the building closest to Fastenal would not be built yet. Guernsey agreed.

Morgan noted many trees have been cut down on the parcel. He asked about the drive on the west side of the building. Guernsey said it would connect with the drive on the west side of Fastenal and loop around.

LaForge asked if any runoff calculations had been done for the retention pond. McManus noted the design was for the front drive and buildings to drain into the retention pond. He said the rear of the property will drain into the creek.

LaForge asked about the screening. McManus noted screening is required along the south line. Guernsey said they will have screening.

LaForge verified three buildings were proposed. McManus noted the north building cannot be built until the two properties are combined together as the setback is too close to the north line.

McManus noted the Planning Commission has historically approved more buildings than are immediately built. He suggested approving (1) building and table the others. He said there needed to be 40 ft of drive between the buildings. He noted a variance may be needed.

Conner questioned the runoff from M-37 and asked if Guernsey had talked to MDOT or the Drain Commission. Guernsey said there will only be 10-15 feet of pavement in front of the buildings.

Morgan said there was a valid concern for the water runoff. He said more information was needed.

Miner noted there is a 25 ft foot drop to the creek. He was worried about the runoff to the creek.

LaForge noted there were too many unanswered questions. He said the plan needs more detail for the screening, retention pond and other permit requirements.

Vanderboegh noted the runoff to the creek may need a retention basin as well.

Brown asked about using the existing egress and ingress. Guernsey said they would be connecting to the existing parking and drive on the lot to the north.

Brown asked if there would be any new accesses off of M-37. Guernsey said no.

Brown noted River Road is a difficult corner, and he noted the township will be installing an overhead light there.

Miner summarized that the Planning Commission would need to see more information regarding the runoff, retention, joining the property together, and the access.

Motion by Miner to table Case No. PR-1-2021 for more information as discussed. Support by Snow. Conner asked to include screening as well. LaForge summarized the list.

Roll call vote taken: 6 ayes - 0 nays - motion carried. Site Plan Tabled.

Farmland Agreements

#20-07 Steven D. Webb/Jodi I. Poyer

#20-08 Steven D. Webb/Jodi I. Poyer

McManus noted both properties are in Assyria Township. He said both properties are planned and zoned Agricultural. He said #20-07 easily meets the state requirement, but #20-08 is very close to the 50% tillable limit.

Motion by LaForge to recommend approval of #20-07 and #20-08 to the Board of Commissioners. Support by Vanderboegh. All ayes - motion carried.

Set Public Hearing Date

A-1-2021

McManus noted a request had been made to rezone a property in Irving Township from CR to RR, and a public hearing date needs to be set for the Map Change request.

Motion by Miner to set March 22nd, 2021 as the public hearing date for Case No. A-1-2021. Support by LaForge. All ayes - motion carried.

Public Comment

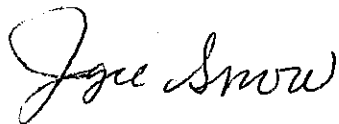
Brown noted Thornapple Manor directly competes with taxpaying entities, and he noted that the township will be seeking taxes for the new facility.

McManus discussed future zoom meetings and the number of agenda items that would be comfortable for the Planning Commission to process.

Motion by LaForge to adjourn. Support by Vanderboegh. All ayes - motion carried.

Meeting adjourned at 7:27 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joyce Snow".

Joyce Snow, Secretary