

**Barry County Planning Commission
Meeting Minutes
January 27, 2020**

The meeting was called to order at 7:00 p.m. by Chairperson Clyde Morgan in the Community Room of the Tyden Center located at 121 South Church Street in Hastings. The Planning Commission members in attendance included: Morgan, John LaForge, Joyce Snow, Ben Geiger, Robert Vanderboegh, and Jack Nadwornik. Jack Miner was absent. Those also in attendance Brandon Orman, Bill Hunter, Barry County Planning Director James McManus, and other interested people.

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

The Planning Commission reviewed the Minutes of November 25, 2019. Motion by LaForge to approve the minutes as written. Support by Geiger. All ayes - motion carried.

The Planning Commission reviewed the Minutes of December 18, 2019. Motion by Geiger to approve the minutes as written. Support by LaForge. All ayes - motion carried.

BUSINESS

Morgan explained the procedures of a public hearing.

Special Use

Case No. SP-1-2020

**Brandon Orman (Applicant)
Randy Ellwood (Property Owner)**

Morgan recessed the Planning Commission, opened the public hearing, and asked Orman to present his request.

Orman said he wants to have cars on the property. He noted he buys and sells cars and parts. He said he does not want a full-fledged operation. He said he sells parts on the internet.

Morgan asked if anyone wished to speak in favor of the request. There was no response.

Morgan asked if anyone was opposed. There was no response.

McManus read letters from Hoskins and Ellwood in opposition and noted he had spoken to the Shurlow's by phone regarding quit claim papers in process to realign the East boundary line.

Orman rebutted Hoskins' letter by saying he did have a spill on a previous property he owned and it cost him a lot of money to correct, so he makes sure everything is drained.

Morgan closed the public hearing and reconvened the Planning Commission.

LaForge asked if EGLE had been on site. Orman said no.

LaForge asked if Orman had a state permit for a salvage yard. Orman said not yet.

LaForge noted there needs to be a berm for fencing.

LaForge said he prefers that there only be online sales.

LaForge noted any cars need to be behind fences.

LaForge asked if Orman would have a sign. Orman said no.

Snow asked if Orman was aware of State and Federal regulations. Orman said he needs local approval first.

Snow asked how Orman handles hazardous wastes. Orman said Stoddard picks up the oil and he recycles the antifreeze.

Snow asked how the antifreeze was stored and carried. Orman said in 280 gallon totes.

Snow asked how close the neighbor's house was. Orman said 300 feet.

Snow noted there has to be at least two acres for a site to be approved and asked Orman how large the property was. Orman said either 1.2 or 1.8 acres.

Snow asked about batteries. Orman said he sells them.

Snow asked where the garage was. Orman said it is attached to the house.

Geiger asked why a salvage yard was needed. Orman said he fixes cars, but he will buy another car for parts. He will then scrap the car once the parts are collected.

Geiger asked why he could not buy parts from a store. Orman said buying cars was cheaper.

Geiger asked if Orman had any concerns about postponing the hearing. Orman said he wanted to be able to continue to operate the business temporarily.

McManus noted the request is a result of an enforcement issue. He noted operating the business is up to the courts as a ticket has been issued. He noted the request probably needs to be tabled so the deeds can be corrected. He commented that the deed corrections could make the property two acres in size.

Vanderboegh noted the two acres is required.

Morgan commented that pollution is an issue. He noted oil was draining from a motor. He said there were likely ten cars on site. He stated that the current set-up is all wrong.

Motion by Geiger to table Case No. SP-1-2020 until the March meeting. Support by Snow.

Roll call vote taken: 6 ayes - 0 nays - motion carried. Special Use Tabled.

Site Plan Review

Case No. PR-1-2020

Orangeville Express Stop LLC (Property Owner)

Morgan recessed the Planning Commission, opened the public hearing, and asked a representative to come forward.

Bill Hunter, representing Corrigan Oil, noted the original site plan did not include a kerosene tank. He looked at the plans and noted he would likely have to add a couple of additional bumpers toward the corner of the tank.

LaForge asked what would happen to the air pump. LaForge noted a couple of residents asked while he was reviewing the site.

LaForge questioned if there was enough room for a sidewalk/pad.

Hunter noted he would likely add a rolled curb on the pad.

Snow noted people had been asking about kerosene. She noted the employees in the store had no idea about the plans.

Vanderboegh asked if it would be a double-walled tank. Hunter said yes.

Nadwornik asked if there would be ground containment in the event of a spill. Hunter said it is not on the plan, but he would propose a tilted, curbed pad. Nadwornik asked if the tank sat above the ground. Hunter said it would be 4-5 feet above the grade.

Motion by Nadwornik to approve Case No. PR-1-2020 with the stipulations that a tilted and curbed pad be installed along with additional bumpers around the tank. Support by LaForge.

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

Farmland Agreement

#19-10

Regan & Alice Chase

McManus noted the property is planned and zoned for agricultural use. He noted the Chase family owns a lot of farmland in the area.

Motion by Geiger to recommend approval of #19-10 to the Board of Commissioners. Support by LaForge. All ayes - motion carried.

Year-End Review

McManus presented the 2019 year-end report to the Planning Commission. He noted the numbers were similar to 2018, and the county had more new housing starts than anticipated. He noted PCI's information is included as well. He also referred to the enforcement page and commented on the caseload and tickets issued.

Other Business

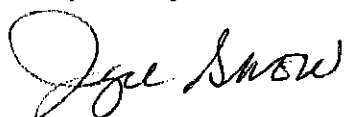
LaForge talked about Great Lakes Energy possibly installing broadband to their service area in Barry County.

McManus noted the Blue Zones team will be doing a presentation on April 1st and said the Planning Commissioners would receive an invitation.

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

Meeting adjourned at 8:00 p.m.

Respectfully submitted,



Joyce Snow, Secretary