

**Barry County Planning Commission
Meeting Minutes
February 28, 2022**

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, Vivian Conner, John LaForge, Jack Miner, Jack Nadwornik, Joyce Snow, and Robert Vanderboegh. Others in attendance included: Kevin Miller, Lisa Sterkenburg, Barry County Planning Director James McManus, and other interested people.

The Planning Commission reviewed the agenda. McManus suggested that the retail study discussion be put off until March. LaForge agreed to strike the retail study discussion from the agenda. Motion by Conner to approve the agenda as corrected. Support by Snow. All ayes – motion carried.

Motion by Snow to approve the minutes of January 24, 2022 as written. Support by Conner. All ayes - motion carried.

BUSINESS

Morgan explained the procedures of a public hearing.

Rezoning

A-2-2022

Kevin Miller

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

Miller noted his business is Near Perfect Boats LLC, and he would like to utilize the property for the business. He noted he has 40 years of experience in the business. He noted he liked the property because it was close to Gull Lake and many other lakes in the area. He noted the business will have a retail center as well as areas for servicing boats. He said he might rent kayaks. He said it would not be a huge business.

Miller continued and noted he would lease a portion of the building to a canvasser. He also noted he would build storage buildings for indoor storage. He said the indoor storage would be climate-controlled and environmentally sensitive. He noted he only uses steam to clean the boats.

Miller distributed a conceptual site plan to the Planning Commission. He noted the property is currently zoned LDR, and it has access to the large property to the back. He noted most of the development will be below the hill to the rear of the property, but he would build the front retail building first. He noted he will screen the property.

Morgan asked if anyone wished to speak in favor of the request.

Drew Chapple noted he is involved with the sale of the property. He noted he has been in Delton for nearly 40 years, and he was president of the Delton Business Association. He felt the proposal was a good fit as it borders other commercial properties. He noted the property had been sold a few times in the past 20 years, but no one developed it. He noted growth in Delton is needed. He said the property is in a transition zone, and it fronts on M-43.

Morgan asked if anyone was opposed.

Nancy Grizzle, a neighbor, questioned the traffic impacts of the new development. She noted the property is zoned LDR, and there are houses in the area. She was also concerned about the noise and property value impacts from the development.

Jim Minick, who lives on Crooked Lake, questioned if Miller bought all of the property on the diagram. Miller said yes.

Minick noted Crooked Lake would likely be against a wet marina onto the lake.

Minick was concerned about groundwater contamination and suggested the property be bermed.

McManus noted this was only a rezoning hearing. He noted a site plan review would be done if the property is rezoned.

McManus read a letter from Barry Bower in favor of the request.

McManus read a letter from Constance Fifelski in opposition of the request.

Miller rebutted by saying a wet marina is not in his plans, and he questioned if the wetland was even navigable. He also said it would require a lot of permits. He stated that he has not had an issue with spills or environmental issues, and he noted he was part of a development site in Coopersville that was similar to this property.

Miller continued and noted the buildings will be 50 ft off the road, but he did not know if there would be any effect on property values. He concluded that all of the storage will be indoor storage, and noted he does not believe in outdoor storage or the use of shrink wrap, which is non-recyclable.

Morgan closed the public hearing and reconvened the Planning Commission.

LaForge asked if the repair part of the business would have mechanics. Miller said yes. LaForge asked if there was public sewer on site. Miller said yes.

Vanderboegh verified that building #1 would be built first. Miller said yes. Vanderboegh asked if that would be a storage building. Miller said it would be for retail. Miller said the second building would be the service building.

Conner said she understood the concerns of the neighbors. She asked if there had been a building on the parcel previously. McManus said it had been vacant for a number of years.

Snow asked if there was a special use option for the business in the LDR zone. McManus said no.

Snow asked if the storage would be toward the back of the property. Miller said yes. Snow noted the property backs up to the lake.

Miller noted all of the buildings will be a minimum of 50 ft from the lake.

Snow asked how many stored boats would be on site. Miller said 80. Snow asked if boats for sale would be outside. Miller said that was possible.

LaForge questioned if Miller would have employees. Miller said he would have a few. He noted he has a no-compete clause with Gull Lake Marina.

Morgan asked what type of boats would be on site. Miller said he sells pontoon boats and tritoon boats.

Morgan suggested the maps be blown up in the future. Miller noted the contours on the map were 2-ft contours.

Nadwornik asked about a timeframe for completion. Miller said he hoped to have the first building started by the fall of 2022. He noted he was having a difficult time getting a survey of the entire property.

Vanderboegh asked why the property was not being rezoned to MU. Miller said the 15,000 sq ft building envelope would not work for his plans.

Morgan asked about the building wall height. Miller said they would be 14 ft high.

Miner noted there are three primary issues with the request: traffic, environmental concerns, and neighbor impacts.

Miner asked how much frontage the property had. Miller said 242 ft.

Miner asked if Miller would be required to have a deceleration lane. McManus noted specific access requirements would be reviewed in a site plan review.

Conner noted the property behind this parcel was zoned Mixed Use (MU), and there were lots of potential uses on that acreage.

Miller noted the amount of traffic in the area seems reasonable. He said there is a lower speed limit, and he has good vision in both directions.

Motion by Miner to recommend denial of A-2-2022 to the Board of Commissioners. There was no second to the motion.

Motion by LaForge to recommend approval of A-2-2022 to the Board of Commissioners. Support by Snow.

Roll call vote taken: 6 ayes-Conner, LaForge, Morgan, Nadwornik, Snow, Vanderboegh – 1 nay-Miner - motion carried.

Site Plan Review

PR-2-2022

Grace Community Church (Property Owner)

Morgan recessed the Planning Commission, opened the public hearing, and asked the church to present their request.

Lisa Sterkenburg, representing the church, noted the church wanted to build the greenhouse so that they could teach the community how to grow food and learn basic skills. She noted the greenhouse will be 24x48, and it will be placed behind the house. She said the house has a tree-lined buffer.

Morgan asked if anyone wished to speak in favor of the request.

Jared Justice, who is a member of the church and a greenhouse grower, noted the community will learn how easy it is to grow basic food.

Morgan asked if anyone was opposed.

Brandon Schantz asked if his property taxes would be affected. He asked how close the building would be to the fence line.

Derik Schantz asked if a new access would be created.

Sterkenburg noted the building will be next to the parking lot, and they are not planning any other buildings or access points.

Morgan closed the public hearing and reconvened the Planning Commission.

Miner asked if the building will be poly or glass. Sterkenburg said poly.

Miner asked if there would be any employees. Sterkenburg said no.

Miner asked if there would be any machinery. Sterkenburg said no.

Miner asked if water would be available. Sterkenburg said they would be using drip irrigation in the greenhouse.

Conner asked if the garden assistants were all volunteers. Sterkenburg said yes.

Snow asked if the greenhouse would be placed behind the existing shed. Sterkenburg said yes.

Snow asked if the church would be composting on site. Sterkenburg said yes.

Snow asked if the greenhouse would be a permanent structure. Sterkenburg said there would be no floor.

Morgan asked if they would be using hand tillers. Sterkenburg said yes.

Morgan asked if there would be any lighting. Sterkenburg said no, and noted there would be no power to the building.

Conner asked if the garden would be comprised of raised beds. Sterkenburg said yes.

Conner asked if they would be selling any of the product. Sterkenburg said it would go to the volunteers and then the congregation of the church.

Motion by Vanderboegh to approve Case No. PR-2-2022 as presented. Support by LaForge.

Miner noted the use fits in to the Blue Zones concepts.

Roll call vote taken: 7 ayes - 0 nays - motion carried. Site Plan Approved.

Parks & Recreation Committee

Snow noted she had to step down because she has conflicts with other meetings. Snow said the meetings are at 6:00 p.m. on the fourth Thursday of the month.

LaForge said he would be willing to serve on the committee.

Morgan appointed John LaForge to serve on the Parks And Recreation Committee.

Business-Other

Morgan asked if anyone wanted to serve on the Master Plan Steering Committee. LaForge, Miner, and Nadwornik volunteered to be the Planning Commission representatives.

McManus noted the first Steering Committee meeting would be Monday, March 7, 2022 at 5:15 p.m.

McManus noted the Woodland Village public hearing will be moved to April for the new zoning map.

McManus stated he had attended two Rotary meetings to discuss the Master Plan and will be leading a leadership bus tour on March 8th.

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

Meeting adjourned at 8:35 p.m.

Respectfully submitted,



Jack Nadwornik,
Secretary