

**Barry County Planning Commission
Minutes
March 26, 2018**

The meeting was called to order at 7:00 p.m. by Clyde Morgan in the Community Room of the Tyden Building located at 121 South Church Street in Hastings, Michigan. The Planning Commission members in attendance included: Morgan, Levi Bolthouse, Jack Miner, Ben Geiger, Robert Vanderboegh, and Jack Nadwornik. Michael Barney was absent. Others in attendance were: James Reed, L.J. Carpenter, Matt and Alexis Haskins, and Barry County Planning Director James McManus.

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

Motion by Miner to approve the minutes of February 26th, 2018. Support by Nadwornik. All ayes - motion carried.

BUSINESS

Morgan explained the procedures of a public hearing.

Special Use

TABLED Case No. SP-1-2018

James Reed

Motion by Vanderboegh to take Case No. SP-1-2018 off the table. Support by Miner. All ayes - motion carried.

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

Reed said he has a mobile repair business, but he gets equipment to repair at his shop. He said he is certified. He noted he submitted a site plan and work plan. He said he has no oil on-site and does not do oil changes. He said any engine work would be done inside the building. He said any oil or antifreeze he collects gets picked up. He noted he does have a diesel fuel tank on-site for his equipment.

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

Reed noted he has worked on his neighbor's equipment.

Morgan closed the public hearing and reconvened the Planning Commission.

Bolthouse asked if Reed would have set hours. He said no and noted he works third shift.

Bolthouse asked if Reed would have any employees. Reed said no.

Miner noted the property has delinquent taxes. Reed said he would pay them off.

Miner asked if the pond was man-made. Reed said yes.

Miner expressed concern about hazardous fluids entering the water system.

Geiger asked if there would be any truck delivery. Reed said no; he noted there was a lot of traffic on Tasker Road.

Morgan noted he lives near Reed and said the aquifer covers a lot of area, so he reiterated the need to protect the water. He asked how many acres Reed owned. Reed said 4.5.

Miner asked if this was an issue of enforcement. McManus said yes.

Motion by Vanderboegh to approve Case No. SP-1-2018 per Section 2302 parts 1-7 of the Barry County Zoning Ordinance. Support by Bolthouse. Roll call vote taken: 6 ayes - 0 nays - motion carried. Special Use approved.

Site Plan Reviews

Case No. PR-1-2018

**Tim Miller
John Carpenter**

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

John Carpenter, Jr. noted they would like to build an addition to their existing facility to hold more inventory.

There was no public comment.

Geiger asked what the business was. Carpenter said he builds parts for hydrostatic transmissions and specialty ag equipment. He noted they ship supplies all over the country and internationally as well.

Morgan closed the public hearing and reconvened the Planning Commission.

Motion by Nadwornik to approve Case No. PR-1-2018 as presented. Support by Vanderboegh. All ayes - motion carried. Site Plan approved.

Case No. PR-2-2018

**Matt and Alexis Haskins
The Hughe House, LLC**

Morgan asked Haskins to explain the request.

The Haskins' noted they would like to convert the building from a school to a small reception hall.

Bolthouse asked how many people it would hold. Haskins said about 100. Bolthouse asked if this required a special use permit. McManus said it did not because a school is a Place of Public Assembly. He noted it needed to be reviewed though, especially for parking.

Bolthouse asked about their parking plans. Haskins said there is a small lot and they have a grassy area. He said they will be making a larger paved lot, but they wanted to make sure the building would get used.

Bolthouse asked how many spaces would be required. McManus said 25 based on a 100-person occupancy.

Bolthouse noted Places of Public Assembly typically require public sewer. Haskins said they have a septic. He noted they would only have events on Saturday, so the use will be limited.

Bolthouse asked if there would be food prep on-site. Haskins said no.

Miner said he was okay with grass parking.

Geiger asked about creating a flow of traffic into the parking area. It was suggested that the south drive off of M-50 be the entrance.

Morgan asked about a sign. Haskins said they would replace the existing sign with a steel-framed 5x5 sign.

Morgan asked about handicapped parking. Haskins said there are two spaces that need to be remarked.

Morgan asked if there would be any lighting added. Haskins said no.

Nadwornik asked if the sign would be lit. Haskins said yes and noted it is already lighted.

Motion by Geiger to approve Case No. PR-2-2018 as presented. Support by Vanderboegh. All ayes - motion carried.

2017 Year-End Report

McManus presented the 2017 year-end report and noted that it was the most productive year in terms of permits issued and revenue in a decade. He said there were 160 new addresses issued, which was a 10-year-high. He noted enforcement continues to be a priority with 276 close-outs in 2017.

McManus also noted that Professional Code Inspections (PCI) had a strong year as well, and their reports were included in the document. He cautioned that 2018 could be a little less as the subdivisions for the new homes are filling up.

McManus noted that Martin Township and the City of Hastings will be updating their Master Plans, and the county is looking at 2020 for its update. He noted the County Brownfield Redevelopment Authority has its first approved project, and it will be getting a \$175,000 grant for environmental clean-up.

Motion by Vanderboegh to adjourn the meeting. Support by Geiger. All ayes - motion carried.

Meeting adjourned at 7:43 p.m.

Respectfully submitted,



James McManus