

**Barry County Planning Commission
Meeting Minutes
April 25, 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, John LaForge, Jack Miner, Jack Nadwornik, and Robert Vanderboegh. Vivian Conner was absent, and Joyce Snow was running late. Others in attendance included: Lynnette Wingeier, Christian Wingeier, Tony Halloran, Barry County Planning Director James McManus, and many other interested people.

Motion by LaForge to approve the agenda as printed. Support by Vanderboegh. All ayes – motion carried.

Motion by Vanderboegh to approve the minutes of March 28, 2022 as written. Support by Miner. All ayes - motion carried.

BUSINESS

Morgan explained the procedures of a public hearing.

Rezoning

Map Change A-1-2022

**Village of Woodland
Woodland Township**

Morgan recessed the Planning Commission, opened the public hearing, and asked McManus for a staff report.

McManus noted the Village of Woodland approached the County about administering their planning and zoning function. He noted the County was responsible for generating the zoning map while the Village and Township had to enact a 425 Agreement.

McManus noted the Village wanted the primary zoning category to be Low Density Residential. McManus said the downtown area will be classified as Mixed Use, and the area near the gas station on M-43 will be General Commercial. He said there will be a swath of Moderate Density Residential from the Senior Housing building to M-43. He noted that they are anticipating a June 01, 2022 transition.

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.

Morgan closed the public hearing and reconvened the Planning Commission.

Motion by LaForge to recommend approval of A-1-2022 to the Barry County Board of Commissioners. Support by Vanderboegh.

Roll call vote taken: 5 ayes - 0 nays - motion carried.

Special Uses

Case No. SP-3-2022

Christian & Lynnette Wingeier (Property Owners)

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

Christian Wingeier noted that they are trying to find a way to assist his mother-in-law. The family would like her to have her own place, but they want her to be close enough so they can assist her. He said they want to renovate and add onto the existing accessory building to make a 896 square foot home.

Morgan asked if anyone wished to speak in favor of the request. Ernie and Darlene DeGroot were in favor of the request.

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

Morgan closed the public hearing and reconvened the Planning Commission.

Miner asked about the wet area. Wingeier noted there is a drain that goes into a pond.

Miner asked if the area by the building is a flooding issue. Wingeier said no.

Miner asked if they would use the existing drive. Wingeier said yes.

Vanderboegh asked if they would be using any of the existing building. Wingeier said yes and said it will be remodeled. He referenced the drawings.

Morgan asked how large the property was. Wingeier said 4.5 acres.
Morgan asked about splitting the property. Wingeier said they want to control the property.
Morgan asked what will happen after the need is no longer required. Wingeier said it will be left empty.

Wingeier said it will be a nice building.

Motion by LaForge to approve Case No. SP-3-2022 as presented per Article 23, Section 2302.A.1.-7. of the Barry County Zoning Ordinance of 2008, as amended. Support by Vanderboegh.

Roll call vote taken: 5 ayes - 0 nays - motion carried. Special Use Approved.

Snow entered the meeting at 7:15 p.m.

TABLED Case No. SP-1-2022

**Michigan Materials & Aggregate Co.
(Property Owner)**

Motion by Miner to take Case No. SP-1-2022 off of the table. Support by LaForge. All ayes - motion carried.

Morgan asked McManus for a staff report.

McManus noted that the hydrogeologic study has not been completed yet, and it will not be until the second week of May. He suggested continuing to table the request until June or July depending on when the results of the study are submitted.

Motion by LaForge to table Case No. SP-1-2022 pending the hydrogeologic study. Support by Nadwornik. All ayes - motion carried.

Other Business

McManus noted Gaines Township had sent a Notice of Intent to plan to the County.

McManus noted the next Steering Committee meeting will be on May 09, 2022 at 5:15 p.m.

Public Comment

Ellen Berens asked if there was a way to receive notices if cases are not going to be discussed.

Dana Hawk asked if he could submit a petition regarding SP-1-2022. McManus suggested it be held until the next meeting.

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

Meeting adjourned at 7:20 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jack Nadwornik", written in a cursive style.

Jack Nadwornik,
Secretary