

Barry County Planning Commission
Minutes
May 22, 2017

The meeting was called to order by Clyde Morgan at 7:00 p.m. in the Community Room of the Tyden Building in Hastings, Michigan. The Planning Commission members in attendance included: Clyde Morgan, Jack Miner, Mick Barney, and Ben Geiger. Others in attendance included: James McManus, the Barry County Planning Director, Jonas Yoder, Rebecca Jones, Douglas Reed, Mike Holtz, and other interested people.

Motion by Barney to approve the agenda as printed. Support by Geiger. All ayes – motion carried.

The minutes of April 24th, were reviewed. On page 9, Geiger asked to rewrite a portion of paragraph 7 to read: "Geiger asked if the trucks would run in the dark and if their head lights would be pointed in the neighbor's windows. Sabin said he would look into the issue. Motion by Geiger to approve the minutes as corrected. Support by Barney. All ayes – motion carried.

BUSINESS

Morgan explained the procedures of a public hearing.

SPECIAL USES

SP-4-17

Jonas & Verba Yoder (Property Owners)

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

Yoder noted he would like to raise puppies and start a kennel. He noted he had been a carpenter, but he was looking for something new.

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.

Moore asked if this was an enforcement issue. McManus said no.

Miner asked if the kennel was built. Yoder said yes.

Miner asked which side of the kennel was the pasture on. Yoder said there was a pasture on both sides of the kennel.

Jack Nadwornik entered the meeting at 7:06 p.m.

Barney noted the dogs will be facing the field. He asked how many adult dogs Yoder had. Yoder said 7.

Barney asked how many litters of puppies he had. Yoder said three.

Barney asked what the maximum number of adult dogs there would be. Yoder said 10 dogs.

Barney asked if Yoder used barking collars. Yoder said yes, if it was needed.

Barney asked how close the neighbors were. Yoder said 600 feet to the south and a quarter mile to the north.

Barney asked what breed of dogs. Yoder said Golden Retrievers and Poodles.

Geiger asked what Yoder did with the dog waste. Yoder said he spread it out in the pasture.

Morgan noted they were large poodles.

Morgan asked about the trench. Yoder said it was for water runoff, not waste removal.

Morgan asked if the neighbor's dogs affect the kennel. Yoder said a little.

Morgan asked how often Yoder would have 30 puppies on site. Yoder said couple of times per year.

Barney noted the runs were long.

Geiger said the kennel appeared to be well maintained. Geiger asked about the parking. Yoder said they could use either drive.

Geiger asked how he sells the dogs. Yoder said he has a person who helps market the dogs, and the buyers pick up the dogs at the home.

Motion by Barney to approve SP-4-17 per Section 2302 parts 1-7 of the Barry County Zoning Ordinance. Support by Geiger. Roll call vote taken: 0 nays – motion carried. Special Use approved.

SP-5-17

Rebecca and Cole Jones (Property Owner)

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

Rebecca Jones noted she is currently licensed for a 6 person daycare, and she would like to be able to be licensed for up to 12 children.

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.

Barney noted there was a large fenced in area which appeared to be safe. He noted she had two drain fields.

Geiger said it was in compliance with the ordinance.

Morgan asked how many children Jones intended to care for. Jones said less than 12, but she wanted room to cover snow days or spring break situations.

Motion by Geiger to approve Case No. SP-5-17 per section 2302, parts 1-7 of the Barry County Zoning Ordinance. Support by Barney. Roll call vote taken: 5 ayes – 0 nays – motion carried. Special Use approved.

SP-6-17

**Douglas Reed (Applicant)
Sue Snow (Property Owner)**

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

Reed noted he wanted to build a personal storage building. He noted the property was recently split. He said he did not think the road needed to be improved as it is not being enlarged. He noted the owner could have built the barn without a permit.

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.

Barney noted they need a street sign. Barney asked if it would be similar to the other barn. Reed said yes but probably a little smaller.

Barney asked if there would be any fill. Reed said yes, but only to prep the base.

Barney asked about lighting. Reed said he did not intend to have a light, but he could as he would have electricity in the barn.

Morgan asked about the wall height. Reed said he was planning on 14 feet, but he could go to 16 feet.

Motion by Barney to approve Case Number: SP-6-17 per section 2302 parts 1-7 of the Barry County Zoning Ordinance. Support by Geiger. Roll call vote taken: 5 ayes – 0 nays. Special Use approved.

SITE PLAN REVIEW

PR-3-17

**Michael Holtz, (Property Owner)
Delton Family Pharmacy**

Morgan asked for a staff report.

McManus noted that the Pharmacy was approved 11 years ago, and they are building an addition on it. He said the side yard setback was established by a variance, and the addition maintains the setback.

Holtz noted the addition is for storage and employee facilities. He noted there would not be much more retail space.

Barney asked how far the property goes back. Holtz said to the tree line.

Barney asked about any new pavement. Holtz said a little, but he noted there would be no new parking on the side property line.

Barney asked about the parking in the rear. Holtz said it would be for employees.

Barney asked about the runoff. Holtz said they would be building a small retaining wall.

Barney asked if the air conditioner had capacity for the addition. Holtz said yes.

Geiger asked about snow removal. Holtz said it would be pulled to the back of the lot.

Morgan noted the eaves would carry the water to the back. Holtz agreed.

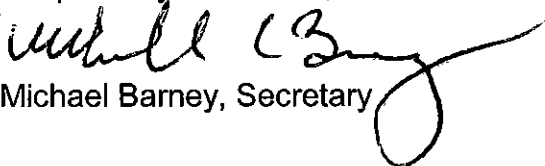
Morgan asked if there would be any new lighting. Holtz said no.

Motion by Geiger to approve PR-3-17 with the stipulation that there be an administration review and document illustrating how the runoff will be managed (the retaining wall). Support by Barney. Roll call vote taken: 5 ayes – 0 nays – motion carried.

Motion by Miner to adjourn. Support by Nadwornik. All ayes – motion carried.

Meeting adjourned at 7:56 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael Barney", with a large, stylized flourish extending from the end of the signature.

Michael Barney, Secretary