

**Barry County Planning Commission
Meeting Minutes
May 24, 2021**

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 Nadwornik, and Joyce Snow. Vivian Conner, Jack Miner, and Robert Vanderboegh were absent. Those also in attendance included Barry County Planning Director James McManus, Robert Simons, Tyler Guernsey, and other interested people.

Motion by Morgan to excuse Conner, Miner, and Vanderboegh from the meeting. Support by LaForge. All ayes - motion carried.

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

Motion by LaForge to approve the Minutes of April 26, 2021 as written. Support by Nadwornik. All ayes - motion carried.

BUSINESS

Morgan explained the procedures of a public hearing.

Special Use

Case No. SP-5-2021

Robert & Amber Simons (Property Owners)

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

Simons said he would like to be classified as a home occupation for his Cerakote business. He noted he repairs and coats small products including firearms. He also said he wants to obtain a FFL license for this property for the firearms repairs.

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

Morgan asked if anyone was opposed to the request. There was no response.

Morgan closed the public hearing and reconvened the Planning Commission.

LaForge asked of the work would be done in the accessory building. Simons said it was a 24x24 building.

LaForge asked if Simons would do any other firearm repairs. Simons said no.

LaForge asked about parking. Simons said there was an area next to the building.

LaForge asked if walk-ins were allowed. Simons said he would schedule by appointment.

LaForge asked if he would have a sign. Simons said only on the door of the building.

LaForge asked if there was any waste produced. Simons said there was very little waste, and he puts it in a can.

Snow asked about his hours of operation. Simons said 4:30 – 6:30 p.m. for three days a week.

Snow asked if Simons would have any employees. Simons said no.

Morgan asked if noise would be an issue. Simons said no and noted there would be no ammunition on site.

Nadwornik asked if Simons did any sales. Simons said no.

Nadwornik asked how many weapons would be on site. Simons said no more than three.

Morgan asked about the coating process. Simons said it is a very thin ceramic coat that gets baked on the part.

LaForge asked how large the oven is. Simons said the size of an upright freezer and noted he only works on small parts.

Motion by Snow to approve Case No. SP-5-2021 as presented per Article 23, Section 2302.A.1.-7. of the Barry County Zoning Ordinance of 2008, as amended. Support by LaForge.

Roll call vote taken: 4 ayes - 0 nays - motion carried. Special Use Approved.

Site Plan

Tabled Case No. PR-1-2021

Tyler Guernsey (Property Owner)

Motion by LaForge to remove case no. PR-1-2021 off of the table. Support by Snow. All ayes - motion carried.

Guernsey noted they had updated the site plan. He said they want to build (3) storage buildings and have a retention pond on the south side of the property. He noted the retention pond was designed by Kater Engineering and it will be a retention pond which will primarily shed water by evaporation. He noted he made two of the buildings 20 ft longer to 30x120 and 30x140.

Morgan noted there are some trees remaining on the south property line.

LaForge asked if the retention pond would be lined. Guernsey said no.

McManus commented that the ordinance requires 40 ft drives between the buildings and Guernsey is proposing 15 ft. He noted if the Planning Commission approves the plan, he will work on a text amendment to change the requirement.

Guernsey noted he has a 30 ft south line setback which is greater than required.

Morgan asked how the size of the retention pond was created. Guernsey said his engineer calculated the flow. Morgan noted the property slopes toward pond location.

Snow asked if there would be plumbing, a restroom, or office on the premises. Guernsey said there would not. Appointments are done over the phone so there is no need for an office or plumbing.

LaForge asked if the storage units would have an automatic notice system. Guernsey said no.

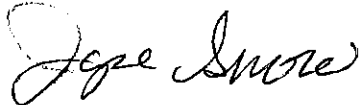
Jim Brown commented that the township will be installing a light at the intersection.

Motion by Snow to approve Case No. PR- 1-2021 as submitted. Support by Nadwornik. All ayes - motion carried.

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

Meeting adjourned at 7:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Joyce Snow".

Joyce Snow, Secretary