

**Barry County Planning Commission
Minutes
May 29, 2018**

The meeting was called to order by Clyde Morgan at 7:00 p.m. 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, Ben Geiger, Jack Miner, and Joyce Snow. Jack Nadwornik and Robert Vanderboegh were absent. Others in attendance included Steve Zoet, Barry County Planning & Zoning staff Susanne Huebner, and Melinda Mills.

Miner asked to add a discussion among Planning Commission members of the recent Bay Pointe Woods site plan review to the agenda after business items. Motion by Geiger to approve the agenda as amended. Support by Snow. All ayes - motion carried.

The minutes of April 23, 2018 were reviewed by the Planning Commission. Motion by Morgan to approve the minutes as printed. Support by Geiger. All ayes - motion carried.

The minutes of May 14, 2018 were reviewed by the Planning Commission. Motion by Morgan to approve the minutes as printed. Support by Bolthouse. All ayes - motion carried.

Morgan welcomed Joyce Snow as the newest member to the Planning Commission.

BUSINESS

Morgan explained the procedures of a public hearing.

Site Plan Review

Case No. PR-4-2018

**Steve Zoet (Applicant)
Thornapple Valley Church (Property Owner)**

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

Steve Zoet, representing Thornapple Valley Church at the meeting, noted that this was the final site plan review process for their plans to build a new church campus. He noted that TVC's intentions were all included in the site plan that had been submitted. Zoet mentioned that there was a small amount of room included in the site plan for future expansion. He added that the church would like to blend with the neighborhood. Zoet noted that the site has good exposure, and they are looking forward to building.

Morgan asked if anyone wished to speak in favor of the request. Melinda Mills, pastor of the TVC Delton Campus, said she was in favor of the church being built.

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

Morgan closed the public hearing and reconvened the Planning Commission.

Bolthouse said he had no questions at this time.

Miner asked about the sign to be put up. Zoet noted it would be a small, lit sign, 3x4 or 5x4, with logo and service times.

Miner asked if the sign would be lighted and if it would be two-sided. Zoet said yes. Zoet noted that a couple of light poles were moved so that the fire department could land Aero Med. He said the exterior lighting was LED.

Miner asked about the runoff into ponds and if anything would be underground. Zoet said no, it was surface runoff.

Miner questioned if there was underground tile. Zoet said no.

Miner asked if the parcel was flat. Zoet said there was not much earth movement and no basement digging.

Miner asked if there would be overnight lighting. Zoet said until 11 p.m.

Snow asked if the dumpster was completely enclosed. Zoet said yes, on all four sides. Snow asked if the regulations of Section 2359 were met. Zoet said yes.

Snow noted that there was not a traffic impact study. Zoet said no and noted that MDOT did not require one, either, unless there were over 100 parking spaces; this campus will have only 55 spaces and might go up later to 70 spaces, which is still under the 100-limit.

Snow asked about expected congregation. Zoet said they have 200 on Sunday, and he was hoping 100-150.

Geiger noted that it was a straight-forward plan. Zoet said it was a nice site. Geiger asked about snowplowing and where the snow would be pushed to. Zoet said a lot would be pushed to the drainage area. Geiger asked about a playground. Zoet said he was not sure about it.

Morgan commented about the size of the parking lot and if they would use salt with snowplowing. Zoet said they usually do not. Morgan confirmed that it would not be anything big. Zoet said no.

Morgan asked about the LED lit-sign. Zoet said it was internally lit, no external light. Morgan noted that spotlight shining would be an issue for him. Morgan asked if there would be lights 24/7. Zoet said no. Morgan asked about security lights. Zoet said there would be motion lights and that the building lights would stay on longer.

Morgan asked about fencing. Zoet said no, it would not be conducive with a church.

Bolthouse asked if the property had sanitary sewer. Zoet said yes. He noted they have well water and public sewer.

Snow asked if there would be a school. Zoet said no, except for Sunday school.

Motion by Geiger to approve PR-4-2018 as presented. Support by Bolthouse. Roll call vote taken: 5 ayes - 0 nays - motion carried. Site Plan approved.

Caledonia Township Master Plan Update

The Planning Commission members reviewed notifications of proposed amendments and update of the Caledonia Township Master Plan. Morgan noted there were no concerns at this time and pointed out that the Planning Commission could come back to it at a later date.

Election of Officer

Motion by Morgan to nominate Snow as interim secretary. Support by Geiger.

Motion by Geiger to close the nominations and cast a unanimous vote. Support by Miner. All ayes - motion carried.

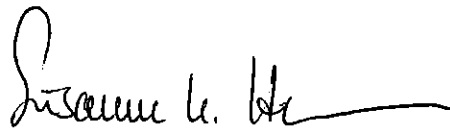
Discussion

The Planning Commission members discussed the recent site plan review for the Bay Pointe Woods.

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

Meeting adjourned at 7:38 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Susanne U. Huebner", with a long horizontal flourish extending to the right.

Susanne U. Huebner