

**Barry County Planning Commission  
Minutes  
July 23, 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, Jack Miner, Joyce Snow, Ben Geiger, Robert Vanderboegh, and Jack Nadwornik. Levi Bolthouse was absent. Others in attendance included: Eric Clark, Stephannie Stearns, Emanuel Herschberger, Barry County Planning Director James McManus, and other interested people.

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

The minutes of May 29, 2018 were reviewed by the Planning Commission. Motion by Snow to approve the minutes as written. Support by Miner. All ayes - motion carried.

**ELECTION OF OFFICERS**

Geiger nominated Morgan to serve as Chair. Support by Miner.

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

Morgan nominated Vanderboegh to serve as Vice-Chair. Support by Snow.

Motion by Geiger to close nominations and cast a unanimous ballot. Support by Morgan. All ayes - motion carried.

Miner nominated Snow to serve as Secretary. Support by Vanderboegh.

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

**BUSINESS**

Morgan explained the procedures of a public hearing.

**Special Use**

**Case No. SP-9-2018**

**Stephannie Stearns (Applicant)  
Jefferey Castle (Property Owner)**

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

Stearns said she currently is licensed for a family day care which allows for up to six children. She said she would like to apply for a group day care license which would increase her capacity to 12 children. She noted she gets lots of phone calls about adding children.

Castle noted Hastings is a growing community and a high quality care facility may increase awareness to the schools.

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.

Morgan closed the public hearing and reconvened the Planning Commission.

Miner asked about the fence height. Stearns said it would be four feet high. McManus said that is acceptable since it is not on the property line.

Snow asked about the pool. Stearns said it was a seasonal pool and noted it would be moved outside the play area.

Snow asked how far the fence would extend. Stearns said it would only be around the play area.

Snow asked how old the children would be at the center. Stearns said they could be 12. Stearns noted she would have an assistant.

Snow asked about the hours of operation. Stearns said they would run from 7 a.m. to 6 p.m. Snow asked if they would have enough parking. Stearns said yes.

Morgan asked about a ladder in the pool. Stearns said it has to be removed during daycare hours.

Motion by Miner to approve Case No. SP-9-2018. Support by Snow. Roll call vote taken: 6 ayes - 0 nays - motion carried. Special Use Approved.

Site Plan Review

Case No. PR-5-2018

Eric Clark (Property Owner)

Morgan asked Clark to present his request.

Clark said he wants to build a commercial retail and office space. He noted the building would be 45x120. He said it will add tax base to the community. He noted he is nearing retirement, and this will be an investment in the community.

Miner asked if the parking area would be paved. Clark said it would be hard-surfaced, but he was not sure if it would be paved. He noted the front area would likely be paved.

Miner asked about the driveway location. Clark said it would be the current drive. Miner asked about water runoff. Clark said any runoff would go into ditches. Miner noted there was a retention pond on the plan.

Miner asked when the buildings would be completed. Clark said he would build one now and one later.

Miner asked about the suite size. Clark said the end rooms will be 1,500 sq ft and the middle section could be 2,500 sq ft.

Snow asked if Clark would rent. Clark said yes.

Snow asked about parking. Clark noted there were 42 spaces for phase one.

Snow asked if there would be a drive going around the building. Clark said no.

Geiger asked about any truck traffic or deliveries. Clark said there would not be too many. He noted a beautician and an eye care company have contacted him.

Geiger asked how far the drive was away from the gas station. Clark said it was 60 feet north of the property line.

Vanderboegh asked about the parking requirements. McManus noted 18 spaces are required based on the square footage and retail use. McManus noted the rear yard setback must be 40 feet, but he noted the building could be moved forward in place of a row of parking. Clark said the setback is not an issue.

Morgan noted all of the highway traffic must stop at the corner.

Nadwornik asked about the lighting. Clark said there would be security lights at the doors, on the ends and in the rear. He also noted there would be two light poles in the parking area. Nadwornik verified they would be down lighting. Clark agreed.

Morgan noted the roof pitch and overhang pitches were different. Morgan verified there would be no spotlights. Clark agreed.

Miner noted the plans are incomplete, and he would like to see a current set of plans. Clark said he had dropped them off. McManus noted the plans the Planning Commission had were all that we had.

Motion by Miner to table case no. PR-5-2018 so that a current set of plans, which show the drive, light, and building locations, could be submitted. Support by Geiger. Roll call vote taken: 6 ayes - 0 nays - Site Plan Tabled.

**Case No. PR-6-2018**

**Emanuel Herschberger (Property Owner)**

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

Herschberger said he was approved to have his metal roofing business on North Avenue. He said he would like to relocate and build a new building on M-66. He noted his clients will be better served at that location.

Morgan asked if anyone wished to speak in favor of the request.

Dave Herschberger said roll forming was a good way to do work.

Scott Paulin noted it would be better than what is currently there.

Gary Paulin, a neighbor, asked if the store would be taken down. Herschberger said he did not own the store.

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

Morgan closed the public hearing and reconvened the Planning Commission.

Morgan noted someone has expressed interest in renovating the store.

Morgan questioned the location of the drive in relation to the pole. He noted the creek is a county drain.

Vanderboegh verified that Herschberger had health approval. Herschberger agreed. Vanderboegh asked if MDOT has approved the driveway. Herschberger noted the lane has been in existence, and he has spoken to Kerwin Keen at MDOT. Herschberger noted that he may need to do a shared easement with the neighboring parcel, and he may need to apply for a commercial approach.

Vanderboegh asked how wide the drive would be. Herschberger said up to 66 feet.

Geiger asked where the snow would be plowed to. Herschberger said the open field on the east side of the parcel.

Geiger asked if the building would need fire suppression. Herschberger said he did not know.

Snow asked what the squiggly line represented. Herschberger said that will be the cleared area for the truck movement.

Snow asked if they would be manufacturing. Herschberger said there will be a retail store and they have equipment to cut and form the roof. They will also package and ship.

Snow asked where the trailers would be parked. Herschberger said to the rear of the property.

Snow asked where the customers would park. Herschberger said in front of the sales door.

Miner asked how large the building is. Herschberger said 19,000 sq ft. Miner noted the plans do not measure that.

Miner asked about the height (clearance) of the building. Herschberger said it was 18 feet.

Miner noted the plan says 16 feet.

Miner asked how many employees would be on site. Herschberger said two to start, but he thinks it will grow to five.

Miner asked what would be left outside. Herschberger said trailers and dumpsters.

Miner noted any approval runs with the land.

Morgan asked how far the MU district extended. McManus noted 1/4 mile north and 1/8th mile east of the intersection. He noted it encompasses the entire property.

Morgan asked if they plan on using salt when they plow snow. Herschberger said no.

Morgan noted the property is 6 1/2 acres in size and noted he would like to see topographic contours. Herschberger said the building is on higher ground.

Snow asked what the hours of operation would be. Herschberger said 6-5 during the week and 8-12 on Saturdays.

Snow asked how the equipment was powered. Herschberger said he uses diesel engines.

Snow said there would not be a lot of waste products. Herschberger agreed.

Nadwornik verified the area of use will be bulldozed or flattened. Herschberger agreed. Nadwornik asked if there would be any lights. Herschberger said no.

Morgan asked about signage. Herschberger said he would have a 4x8 sign. Morgan asked how many semis will go to the site. Herschberger said three a week is typical, but it could be as many as five.

Miner noted he would like to see more professional prints. Herschberger said his building plans will be stamped, but he will not have them for a couple of months. Miner said he would like the driveway requirements verified, and he would like to see the contours. He said he needed more specifics. Herschberger noted the structure will be steel.

Motion by Miner to table case no. PR-6-2018 until a plan with more specifics is submitted. Support by Geiger. Roll call vote taken: 6 ayes - 0 nays - motion carried. Site Plan Tabled.

### **Rezoning Date**

McManus noted the Planning Commission needed to set a date for a text amendment.

Motion by Nadwornik to set August 27, 2018 for a public hearing for text amendment A-2-2018. Support by Vanderboegh. All ayes - motion carried.

### **Master Plan Review**

McManus noted Kalamazoo County held a public hearing for a Master Plan on May 8th. He noted Kalamazoo County has no zoning authority so the plan is mostly a guide for capital improvements. No action was taken.

**Farmland Agreements**

#18-07, 18-08, 18-09, 18-10

Buehler Brothers Beef LLC

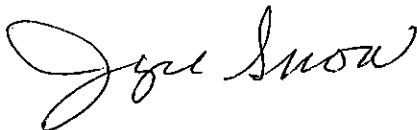
McManus noted all of the properties are in Carlton Township and all are planned as Agriculture. He noted they are all zoned A or RR so agricultural use is permitted.

Motion by Geiger to recommend approval of farmland agreements #18-07, 18-08, 18-09, and 18-10 to the Barry County Board of Commissioners. Support by Vanderboegh. All ayes - motion carried.

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

Meeting adjourned at 8:25 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joyce Snow".

Joyce Snow, Secretary