

**Barry County Planning Commission  
Meeting Minutes  
August 24, 2020**

The meeting was called to order by Chairperson Clyde Morgan at 7:00 p.m. 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, Joyce Snow, Ben Geiger, Robert Vanderboegh, and Jack Nadwornik. Those also in attendance included: Barry County Planning Director James McManus, Leland Calloway, Michelle Liedeke, Kathy Ali, and other interested people.

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

The Planning Commission reviewed the Minutes of July 22, 2020. Motion by Vanderboegh to approve the Minutes as written. Support by LaForge. All ayes - motion carried.

The Planning Commission reviewed the Minutes of July 27, 2020. McManus commented that the Bylaws are mandated to be written by the Planning Commission. Motion by Miner to approve the Minutes as written. Support by Vanderboegh. All ayes - motion carried.

**BUSINESS**

Morgan explained the procedures of a public hearing.

**Special Uses**

**Case No. SP-4-2020  
PR-5-2020**

**Verizon Wireless (Applicant)  
Michael & Beatrice Cole (Property Owners)**

Morgan recessed the Planning Commission, opened the public hearing, and asked Verizon Wireless to present their request.

Leland Calloway, representing Verizon Wireless, noted Verizon would like to erect a 245 ft tower on East Hobbs Road. He noted the tower will be placed behind some existing trees, and the access to the tower will go through the trees, so the tower will be partially obscured. He said Verizon will be leasing a 75x75 area, but they will only use a 50x50 space which will expand outward as needed. He noted there will be an equipment cabinet and a propane tank (if necessary) on site.

Calloway reviewed the existing towers in the area and noted they are on a tower at the corner of Mud Lake and North Avenue. He said the proposed tower will close a coverage gap in the area. He said the existing towers are not spaced correctly to fill the gap.

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.

LaForge recused himself from the process as he is on the Board of Directors of a competing telecommunication company.

Miner asked about the propane tank. Calloway noted it will only be used if there is no alternative to run the generator.

Miner asked about the size of the leased space and noted the plans call for a 100x100 space. Calloway agreed and noted the 50x50 initial size was correct.

Miner asked about the co-location. Calloway said they will build for up to 4 co-locations but load requirements could affect the actual numbers.

Snow asked how many towers were within five miles of the proposed location. Calloway said there are five.

Snow asked about coverage. Calloway noted the increase in usage makes the coverage area smaller. He noted Verizon tries to keep towers at the same height.

Morgan verified there would be 360 degree coverage. Calloway agreed.

Morgan asked how for the reception area extended. Calloway said 2-3 miles.

Morgan asked if they had any other co-locators assigned. Calloway said not yet.

Miner asked why a lattice tower was being used. Calloway said in the event of a catastrophe, it will fold and collapse on itself. He noted the foundation is 20 ft in the ground.

Motion by Vanderboegh to approve Case No. SP-4-2020 and Case No. PR-5-2020 per Article 23, Section 2302.A.1.-7. of the Barry County Zoning Ordinance of 2008, as amended. Support by Snow.

Roll call vote taken: 6 ayes - 0 nays - motion carried. Special Use and Site Plan Review Approved.

**Case No. SP-5-2020**

**Roger & Michelle Liedeke (Property Owners)**

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

Michelle Liedeke said she would like to breed dogs. She currently has a Shih-Tzu and a Great Dane, and she has been breeding them for 15 years. She noted she also has an older dog that is a pet. She said she was notified that someone was bothered by the dogs, so they had to apply for a permit. She said they have lots of land for the dogs, and they use the garage for kenneling. She noted some of the dogs have been used as support animals.

Roger Liedeke noted the animals are trained as family dogs. He said they have changed how the dogs are let out, and they have two acres of yard space for the dogs to run. He noted they do not breed the dogs as often as other breeders.

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.

Liedeke said they had four dogs so they need a kennel permit. McManus noted the breeding for remuneration requires a zoning kennel license.

Miner asked what the maximum number of dogs could be. McManus noted it could be in the thousands.

Miner asked if the dogs run at night. Liedeke said they stay in the house at night.

Snow reviewed the rules of a kennel and asked if it was needed. McManus noted the remuneration qualifies it as a kennel.

Snow asked what would happen if the request was denied. McManus said the dogs would be okay, but the breeding would have to stop.

Snow asked how many litters were born. Liedeke said no more than two per year.

Geiger noted it is a very quiet area. He asked if the dogs needed any special vaccinations. Liedeke said no.

Vanderboegh asked how the kennel was found. McManus said someone complained and the kennel was also on social media.

Morgan asked if they had any barking complaints. Liedeke said no.

Morgan verified the kennel area is in the backyard. Liedeke agreed.

Morgan asked if there were any issues with children. Liedeke said no.

Snow noted they only have two dogs breeding. McManus agreed and noted the Planning Department did not document the number of animals.

Snow asked if Liedeke would have three dogs breeding. Liedeke said they could.

Motion by LaForge to approve Case No. SP-5-2020 per Article 23, Section 2302.A.1.-7. of the Barry County Zoning Ordinance of 2008, as amended. Support by Nadwornik.

Roll call vote taken: 7 ayes - 0 nays - motion carried. Special Use Approved.

### Site Plan Review

**Case No. PR-7-2020**

**Kathy B. Ali (Applicant)**

**Kathy B. Ali & Bader Ali (Property Owners)**

Ali noted she would like her home to be used as a wedding venue for 60-80 guests. She said 16-18 would be able to stay at the house for the event.

Snow asked how large the home was. Ali said 11,000 sq ft.

Snow noted a home of that size needs to be classified as a Large Place of Public Assembly.

McManus agreed and noted the request should be tabled.

Motion by Nadwornik to table Case No. PR-7-2020. Support by LaForge.

Roll call vote taken: 7 ayes - 0 nays - motion carried. Site Plan Review Tabled.

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

Meeting adjourned at 7:54 p.m.

Respectfully submitted,



Joyce Snow, Secretary