

**Barry County Planning Commission  
Minutes  
September 24, 2018**

The meeting was called to order at 7:00 p.m. by Clyde Morgan in the Community Room of the Tyden Building located at 121 South Church Street in Hastings. The Planning Commission members in attendance included: Morgan, Jack Miner, Joyce Snow, Ben Geiger, Robert Vanderboegh, and Jack Nadwornik. Levi Bolthouse was absent. Those also in attendance included Barry County Planning Director James McManus, Ann Ransford, Shayne Newton, Wyatt Hall, Edward Cox, Eric Clark, and other interested people.

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

The Planning Commission reviewed the minutes of August 27, 2018. On page 3, Geiger asked to strike the word "silver" and replace it with the phrase "emergency notifications." Motion by Miner to approve the minutes as corrected. Support by Geiger. All ayes - motion carried.

**BUSINESS**

Morgan explained the procedures of a public hearing.

**Special Uses**

**Case No. SP-12-2018**

**Ann E. Ransford (Property Owner)**

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

Ransford said she had Ed Ferguson, her builder, with her. Ransford read a letter that was submitted to the Planning Commission. (See attached.)

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

Morgan asked if anyone was opposed.

Russ McFee read a letter that was submitted to the Planning Commission. (See attached.)

John W. Garside, Jr. read a letter that was submitted to the Planning Commission.  
(See attached.)

McManus read a letter from Karen and Mark Weishaar in opposition to the request, and noted that Miranda Garside had sent a letter to the Board of Commissioners.

Ransford rebutted by noting the cottage is not for rent, but she noted family and friends have used it. She noted a poet in residence had lived there for a while. She noted a neighbor had placed a pontoon boat on the dock.

Ransford noted the cottage has a lot of memories for her, and she thought about remodeling the cottage. She noted the new structure will be newer, and the existing cottage has small bedrooms.

Morgan closed the public hearing and reconvened the Planning Commission.

Miner noted there was a lot of history tied to the cottage. He noted the width of the lot does not meet the ordinance requirement.

Snow asked why the existing cottage could not be used. Ransford said it was not insulated. Snow asked if she rented the cottage in the winter. Ransford said it has never been rented. Snow asked about any Health Department issues. McManus noted it is served by public sewer.

Snow verified the living space is less than 1,000 square feet. Ferguson agreed.

Geiger asked McManus who accessory dwellings are typically used by. McManus said family members and mostly parents, but he noted families have requested accessory dwelling for their children. McManus noted that accessory dwellings are not restricted to family.

Geiger verified the existing cottage cannot be used as a year-round home. Ferguson said it would need to be altered and it would be expensive.

Geiger noted the Commission has been concerned with the rental of the structures.

Geiger asked if the cottage could be added onto. Ransford said yes and noted the original plan had a third bedroom in the cottage.

Vanderboegh asked if she owned a business in Saginaw. Ransford said she ran a non-profit. Vanderboegh asked how she would homestead the property. Ransford said she would live on site and commute to Saginaw.

Vanderboegh questioned if the distance is creating the issues with the neighbors.

Ransford acknowledged the cottage needs to be painted. Ferguson noted they had put a new roof on the cottage.

Vanderboegh asked about the setbacks. Ferguson described the setbacks as shown on the survey.

Vanderboegh asked if there would be enough room for a parking space. Ferguson said they planned on having a drive go between the homes.

Morgan asked when the plat was created. Ransford said 1909.

Morgan asked about the square footage. Ferguson said the living space would be under 1,000 square feet. He did note that there will be a two-stall garage as well. Ransford said it will look like the Garside's garage.

Morgan verified the width of the lot. Ransford said it was 66 ft.

Snow asked if the two-story would have bedrooms upstairs. Ransford agreed and noted the kitchen will be downstairs.

Miner said the building is 1,300 sq ft and the lot is too small.

Vanderboegh said he could see both sides of the argument. He noted the new structure would be an upgrade.

Miner said a variance would be required even if it were approved. McManus agreed.

Motion by Miner to deny Case No. SP-12-2018 per Section 2305 B.2. of the Barry County Zoning Ordinance of 2008. Support by Nadwornik. Roll call vote taken: 6 ayes - 0 nays - motion carried. Special Use Denied.

**Case No. SP-13-2018**

**Shayne Newton (Applicant)  
Scott C. Davis & Michele Davis  
(Property Owners)**

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

Newton said he lives on Bristol Lake, but the lot is on East Bristol Road and is over one acre in size. He noted he wants to build a pole barn to serve as a personal storage building. He said his home lot is 1/4 acre in size and has a huge hill on it and a drainfield. He said he currently uses a commercial facility for storage.

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.

Miner asked if the building was going to be built on a field. Newton said the parcel is wooded.

Miner asked if Newton would have a new driveway. Newton said he would check with the Road Commission if it is approved because the sale of the property is contingent on the approval.

Miner asked if Newton would have water or septic on site. Newton said no.

Miner asked if Newton would have electricity on site. Newton said possibly.

Miner asked about the size of the building. Newton said he would like a 50x60 but that may change.

Snow asked what would be stored. Newton said a boat, jet skis, a vehicle, a camper, but the boat will be the initial storage.

Geiger asked what the road speed limit was. Newton said 45 or 55 mph.

Morgan asked about the size of the structure. McManus noted there is nothing in the ordinance that limits the size of a personal storage building, but he noted the Planning Commission can stipulate a size limit.

McManus said there is a 25% lot coverage maximum in the zoning district.

Geiger asked if any boat cleaning would be done on site. Newton said he would do it at home.

Morgan said that any lighting must be down lighting.

Motion by Vanderboegh to approve Case No. SP-13-2018 per Section 2302.A.1.-7. of the Barry County Zoning Ordinance of 2008. Support by Geiger.

Discussion: Miner asked to stipulate that no water or septic be on site until a home is approved.

Vanderboegh amended the motion and Geiger supported the amendment.

Roll call vote taken: 6 ayes - 0 nays - motion carried. Special Use Approved with Stipulation.

**Case No. SP-14-2018**

**Chris Hall/Wyatt Hall (Property Owners)**

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

Hall said they have purchased the property and they would like to build a 24x32 personal storage building. He noted they live on Maple Grove Road. He noted they will want power and an address for the site. He noted he has a driveway 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.

Miner questioned if there was any dry land on the property. Hall said there was.

Miner asked if they would have a well or septic. Hall said no.

Miner asked what type of siding would be on the pole barn. Hall said vinyl or steel.

Miner asked about the roof. Hall said he was not sure yet.

Miner asked about the height. Hall said there would be 10-foot walls at max.

Snow asked where the location would be. Hall said behind the existing shed. He noted the shed likely will be removed.

Snow asked how large the property was. Hall said eight acres.

Snow asked what would be stored. Hall said yard equipment and possibly fishing equipment.

Morgan asked about lighting. Hall said there would be indoor lighting and an outdoor mercury light.

Motion by Geiger to approve Case No. SP-14-2018 per Section 2302 A.1.-7. of the Barry County Zoning Ordinance of 2008 with the stipulation that there be no well or septic until a home is built. Support by Vanderboegh. Roll call vote taken: 6 ayes - 0 nays - motion carried. Special Use Approved with Stipulation.

**Case No. SP-15-2018**

**Edward Cox (Property Owner)**

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

Cox said he would like to finish the accessory dwelling that had been started by the previous owner. He said he purchased the property in May of 2017, and the foundation had already been poured. He noted he responded to a complaint. He said the area will primarily be a man cave, and it will be used for family and friends.

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.

Geiger said he appreciated the fact that he called it a man cave.

Snow asked about the bathroom. Cox said he had two in the house, and he would add one to the accessory dwelling later.

Motion by Snow to approve Case No. SP-15-2018 per Section 2302 A.1.-7. of the Barry County Zoning Ordinance of 2008. Support by Vanderboegh. Roll call vote taken: 6 ayes - 0 nays - motion carried. Special Use Approved.

Morgan recessed the Planning Commission for a five-minute break at 8:24 p.m.

Morgan reconvened the Planning Commission at 8:30 p.m.

**Site Plan Review**

**TABLED Case No. PR-5-2018**

**Eric Clark (Property Owner)**

Motion by Miner to remove Case No. PR-5-2018 from the table. Support by Vanderboegh.

McManus noted Clark had submitted new drawings that showed the corrected building location and lessened parking. He noted it also shows the driveway location. He noted he sent the old plans which have contours.

Vanderboegh asked about the lighting. Clark said he would have wall packs on the building.

Morgan asked about the garbage can location. Clark said it would be behind the building. Morgan noted it had to be enclosed with a fence.

Motion by Nadwornik to approve Case No. PR-5-2018 with the stipulation that future refuse containers be to the rear of the building and enclosed. Support by Miner. All ayes - motion carried. Site Plan Approved with Stipulation.

**Farmland Agreement**

**#18-12**

**Boyd & Lydia Endsley**

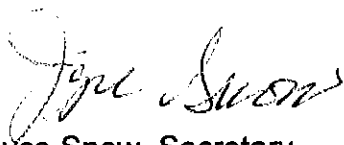
McManus noted the property is both Planned and Zoned Agriculture with plenty of tillable acreage.

Motion by Snow to recommend approval of Farmland Agreement #18-12 to the Board of Commissioners. Support by Miner. All ayes - motion carried.

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

Meeting adjourned at 8:45 p.m.

Respectfully submitted,



Joyce Snow, Secretary