

Barry County Planning Commission
Special Meeting
Meeting Minutes
October 07, 2020

The meeting was called to order at 5:30 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, Joyce Snow, Jack Nadwornik, and Ben Geiger. Robert Vanderboegh and Jack Miner were absent. Those also in attendance included: Rick Carlson, Barry County Planning Director James McManus, and other interested people.

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

BUSINESS

Morgan explained the procedures of a public hearing.

Site Plan Review

Case No. PR-8-2020

Chicago Point (Applicant)
Donald & Norman Strayer (Property Owners)

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

Greg from Driesenga and Associates noted that there would be a private road that would be 650 ft long that would end in a cul-de-sac. He said there would be a dry hydrant that would extend to Gun Lake. He said there is no public water supply on the property. He said there are areas of open space to the front and on the lake to provide access to the lake for the non-lake lots.

He commented on the cross-section of the road and noted there would be curb and gutter with storm water inlets along the curb. He noted the drainage is planned to be infiltrated through a perforated pipe with a vegetated swale for overflow. He commented that there would be a shared drive easement to access for lots 7 and 8, and the easements will be identified.

Rick Carlson noted the special use was approved in 2015. He said some of the lot lines have shifted since then, and he noted the project will take a long time to complete. He said the resort will no longer operate as family members will be building residences on some of the lots. He said some of the lots may be sold in several years.

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

Morgan asked if anyone wished to speak in opposition.

Wies Pillar noted she owns a cottage next to the site, and she has access issues. She noted she has lost several feet of property. She said a fence blocks her driveway, and her driveway may be encroaching. She asked if an easement has ever been recorded.

Carlson rebutted by saying there was a court case dealing with the neighbor dispute.

McManus commented that a proposed road along the top of lots 9 and 10 had been removed from the plans.

Morgan closed the public hearing and reconvened the Planning Commission.

LaForge asked how many houses would be owned by family members. Carlson said five lots are currently committed to family members.

LaForge asked if Carlson was aware of Pillar's concerns. Carlson noted the issue was resolved by court order.

Snow asked about the easement issue. McManus noted there was lots of history associated with the issue, but it was decided in court.

Snow asked about public utilities. Carlson said there was public sewer, but no public water. Snow asked if there would be an association. Carlson said yes.

Morgan asked if Pillar would be in the Association. Carlson said no.

Morgan noted the stone wall was in bad repair. Carlson said they cannot work on the wall until the construction is complete.

Morgan noted the wall repair should be included in the construction plans.

Geiger commented that the plan was adequate.

Geiger asked about the campfire location. Carlson noted the site is currently there and noted it is surrounded by a barrier.

Snow asked if there would be underground utilities. Carlson said yes, but the road had to go in first.

LaForge suggested adding broadband.

McManus asked Carlson to comment on Adrounie Lane. Carlson noted Adrounie Lane would be cut off at the gate.

Snow asked how long the approvals are good for. McManus said as long as the ordinance is in effect, but he noted any plan adjustment would require a review by the Planning Commission.

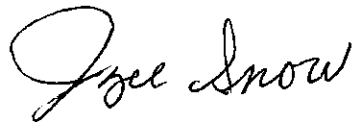
Motion by Geiger to approve Case No. PR-8-2020 as presented. Support by Nadwornik.

Roll call vote taken: 5 ayes - 0 nays - motion carried. Site Plan Approved.

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

Meeting adjourned at 6:00 p.m.

Respectfully submitted,

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

Joyce Snow, Secretary