

**Barry County Planning Commission
Meeting Minutes
October 23, 2023**

The meeting was called to order at 7:00 p.m. by Chairperson John LaForge in the Community Room of the Tyden Center located at 121 South Church Street in Hastings.

The Planning Commission members in attendance included: LaForge, Jack Miner, Jack Nadwornik, Dave Hatfield, Joyce Snow and Juli Sala. Joseph Kammenzind was absent.

Those also in attendance included: Jeremiah Angoli, John Paul Kauffman, James McManus and other interested people.

Motion by Hatfield to approve the agenda as printed. Support by Sala.
All ayes – motion carried.

The Planning Commission reviewed the minutes of September 25, 2023. On page 5, Snow asked to change “Snow” to “Kammenzind”. Motion by Snow to approve the minutes as corrected. Support by Sala. All ayes - motion carried.

BUSINESS

Special Uses

LaForge explained the procedures of a public hearing.

Case No. SP-9-2023

Jeremiah Angoli (Applicant/Property Owner)

LaForge recessed the Planning Commission, opened the public hearing, and asked Angoli to present his request.

Angoli said he would like to open a taxidermy business as a home occupation. He said he would build a new building 120 feet from the roadway, and he will use the existing drive for access. He said he will be installing a new well and septic system. He noted there will be no processing. He said he hopes to break ground in November.

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

Kevin Korteway noted Angoli will do what he says, so he was in favor.

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

LaForge closed the public hearing and reconvened the Planning Commission.

Miner asked if Angoli would have any employees. Angoli said no.

Miner asked what the hours of operation would be. Angoli said 9-5.

Miner asked if the building would be used for residential use. Angoli said no.

Nadwornik asked if Angoli would have a sign. Angoli said yes.

Nadwornik asked if it would be lit. Angoli said no.

Snow asked about chemical disposal. Angoli said he was unsure, but it would be separate from other waste disposal.

Snow asked about any bone or animal waste. Angoli said there will be no bone waste, but he said there would be some skin removal.

Snow asked about the parking area. Angoli said it would be limestone and would be west of the building. Snow asked how many vehicles would be able to be parked. Angoli said 8-10.

Sala asked if a sign permit would be required. McManus said yes.

Sala asked where the chemical waste would go. McManus said other waste creators have sent their material to Battle Creek.

LaForge asked if the building would have a restroom. Angoli said yes.

LaForge noted the building will have to be handicap accessible. Angoli agreed.

LaForge asked about emergency exits. Angoli said they will be included on the building plan. LaForge asked what days the business would be open. Angoli said Monday - Friday or by appointment.

Motion by Snow to approve Case #SP-9-2023 pursuant to Section 2302 parts 1-7 of the Barry County Zoning Ordinance subject to administrative review. Support by Nadwornik. 6 ayes – 0 nays motion carried. Special Use Granted.

Site Plan Review

PR-6-2023

John Paul Kauffman (Applicant/Property Owner)

McManus noted Kauffman submitted a site plan of the work area on the property. He said it shows the driveway, building, staging area and fences.

Sala asked if Kauffman had run the mill. Kauffman said no.

Jim Carr, representing Kauffman, said they would move the fence that is encroaching on the neighbor's property to the property line. Carr noted the finished side will face outward.

Motion by Snow to approve PR-6-2023. Support by Hatfield.
6 ayes – 0 nays motion carried. Site Plan approved.

Farmland Agreement

2023-1 Jeralee Mazurek Trust

McManus noted the property is 70 acres in size and is 100% tillable. He noted the property is currently zoned Agricultural and is planned Preserve.

Motion by Nadwornik to recommend approval of Farmland Agreement 2023-1 to the Board of Commissioners. Support by Snow. All ayes. Motion carried.

Public Comment

McManus distributed letters from Don Sklenka, Larry Heslinga and Mike Wilczynski regarding gravel pits as well as a letter from Judith Scott regarding solar farms.

Motion to adjourn by Miner, Support by Snow.
All ayes - motion carried.
Meeting adjourned at 7:30 pm.

Respectfully submitted,



Jack Nadwornik,
Secretary