

**Barry County Planning Commission
Meeting Minutes
October 26, 2020**

The meeting was called to order at 7:00 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, Ben Geiger, John LaForge, Jack Miner, Jack Nadwornik, Joyce Snow, and Robert Vanderboegh. Those also in attendance included: Samuel Herschberger, Daniel Miller, Barry County Planning Director James McManus, and other interested people.

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

Motion by Geiger to approve the Minutes of September 28, 2020 and October 07, 2020 as written. Support by LaForge. All ayes - motion carried.

BUSINESS

Morgan explained the procedures of a public hearing.

Special Uses

Case No. SP-8-2020

Samuel & Clara Herschberger (Property Owners)

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

Herschberger said he would like to have a family-run woodworking shop.

Morgan clarified that the use is classified as a Home Occupation-Major.

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

Robert Bender spoke in favor of the request.

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

Morgan closed the public hearing and reconvened the Planning Commission.

Snow asked if he would have any employees. Herschberger said no.

Snow asked what his hours of operation would be. Herschberger said 8-4 or by appointment.

Snow asked how the varnish would be stored. Herschberger said in the container it comes in.

Snow asked how he would be receiving lumber. Herschberger said he was still looking for a supplier.

Vanderboegh asked if he would have a sign. Herschberger said he will have one next to the driveway.

Nadwornik verified he would only work on custom orders. Herschberger agreed.

Nadwornik asked if he would have a showroom. Herschberger said no.

Nadwornik asked if the lumber would be stored indoors. Herschberger said yes.

Morgan asked how the lumber would be driven in. Herschberger said (2) bundles at a time.

Morgan asked if there would be any additional lighting. Herschberger said no.

Morgan asked how many days he would work. Herschberger said five days.

Morgan asked if this would be his main occupation. Herschberger said yes.

Miner asked about his power supply. Herschberger said he would have a diesel engine.

Miner asked about his fuel supply. Herschberger said he will have up to 150 gallons.

Miner noted Herschberger will need secondary containment.

It was noted there is a tank on the property already. Miner said the secondary containment has to collect all of the potential fluid in a 300 gallon tank.

LaForge said a new, smaller tank would have less to contain.

Motion by Vanderboegh to approve Case No. SP-8-2020 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: 7 ayes - 0 nays - motion carried. Special Use Approved.

Case No. SP-9-2020

Daniel Miller (Property Owner)

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

Miller said he wants to build a 84x144 barn so that he can build sheds. He noted he sells the sheds to a company that markets them. He said he would like to be able to work at home.

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 asked where the wood would be stored. Miller said inside the barn. Miller noted the company supplies the wood.

LaForge asked if the sealant was oil-based or water-based. Miller said he did not know, but he said the company supplies that as well.

LaForge asked about a sign. Miller said he would have one next to the driveway.

LaForge asked about power. Miller noted the tools are air-powered, and he would have electricity wired to the building.

Snow asked if he would have any other employees. Miller said he would have two employees.

Snow asked about the work hours. Miller said he will work from 6:30 – 3:30.

Snow asked about any waste. Miller said he would have a dumpster behind the building.

Snow asked if he owned the cornfield. Miller said he owns to the north.

Snow asked about the shed sizes. Miller said the largest shed would be 16x44, but most would be smaller than that.

Nadwornik asked if the lumber needed to be cut. Miller said some will need to be sawn.

Nadwornik asked if Miller had a plan for the sawdust. Miller said no, but he might use it for bedding.

Geiger asked how many sheds would be built in a month. Miller said 30-40.

Geiger asked how often they would be picked up. Miller said every couple of days.

Geiger asked how they would be transported. Miller said by flat bed trailer.

Geiger said the larger-sized sheds could be classified as oversized loads. Miller agreed.

Geiger asked if deliveries were on a set schedule. Miller said they will come as needed.

Morgan asked about the circle drive. Miller noted his plans have changed and he will not have a circle drive.

Morgan asked if the trucks will be going into the building. Miller said no, they will drive to the east side of the building.

Morgan asked about the wall height. Miller said he would have 18 ft walls.

Morgan asked about the roof style. Miller said it would be standard.

Morgan asked about any doors. Miller said he would have 3 overhead doors and 2 service doors.

Morgan asked about the drive. Miller said it will be crushed limestone.

Miner asked how the sheds will be lifted onto the trailers. Miller said he will have a forklift and skid steer.

Miner asked how they will be fueled. Miller said with diesel fuel.

Miner asked how much fuel he would have on site. Miller said 200 gallons.

Miner noted he will need secondary containment for the fuel.

Snow asked if there would be plumbing in the building. Miller said he will have a bathroom in the building.

Geiger asked where the sheds will be taken. Miller said Hastings, but he noted they will deliver directly to a buyer.

Snow asked if the completed buildings will be stored outside. Miller said yes.

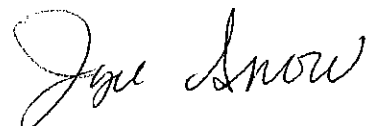
Motion by LaForge to approve Case No. SP-9-2020 per Article 23, Section 2302.A.1.-7. of the Barry County Zoning Ordinance of 2008, as amended. Support by Vanderboegh.

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

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

Meeting adjourned at 7:30 p.m.

Respectfully submitted,



Joyce Snow, Secretary