

**Barry County Planning Commission  
Meeting Minutes  
October 28, 2019**

The meeting was called to order at 7:00 p.m. by 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, Jack Miner, and Joyce Snow. Ben Geiger, Robert Vanderboegh, and Jack Nadwornik were absent. Those also in attendance included Barry County Planning Director James McManus, James Treat, and other interested people.

Motion by Morgan to excuse Vanderboegh from the meeting. Support by Miner.  
All ayes - motion carried.

For the agenda, McManus asked to strike the discussion for setting Master Plan interviews. Motion by LaForge to approve the agenda as corrected. Support by Snow. All ayes - motion carried.

Motion by LaForge to approve the minutes of September 23, 2019 as written. Support by Miner. All ayes - motion carried.

**BUSINESS**

Morgan explained the procedures of a public hearing.

**Special Use**

**Case No. SP-12-2019**

**James & Pamela Treat (Applicants)  
Brian & Lisa Whiteman/Absolute Housing  
Services LLC (Property Owners)**

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

Treat said they are purchasing the property on the corner of Morgan Road and Thornapple Lake Road, and they would like to build a 32x48x14 pole barn on it. He said they have a cottage on Howard Point, and they live in Bellevue. He said they need storage space.

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 property had been perked. Treat said yes.

Miner asked when the building would be constructed. Treat said in the spring of 2020.

Miner asked if Treat would have electricity. Treat said not right away.

Miner asked if a toilet would be installed. Treat said no.

Snow asked if there would be any living facilities. Treat said no, they will use the cottage.

Morgan verified the size. Treat said 32x48.

Morgan asked about lighting. Treat said he may have one solar light, and he would use a generator inside the building.

Miner asked about the driveway. Treat said the Road Commission indicated either road would work.

Miner cited the health department site evaluation and asked where the building would be placed. Treat said closer to Morgan Road. McManus noted the required setback is 50 ft off each right-of-way.

Snow asked what would be stored in the building. Treat said gas cans, a lawn mower, pontoon boat, skid steer, and pieces of a floating dock.

Motion by LaForge to approve Case No. SP-12-2019 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: 4 ayes - 0 nays - motion carried. Special Use Granted.

**Case No. SP-13-2019**

**Larry Doezema (Property Owner)**

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

Larry Doezema was not present.

Morgan closed the public hearing and reconvened the Planning Commission.

Motion by LaForge to table Case No. SP-13-2019 until the November meeting. Support by Snow. All ayes - motion carried.

#### Rezoning Date

McManus noted a map change request has been submitted and he recommended that November 25, 2019 be the date of the public hearing.

Motion by LaForge to set November 25, 2019 as the date for the public hearing for Case No. A-2-2019. Support by Miner. All ayes - motion carried.

#### Public Comment

Gary Dougherty, president of the Coldwater River Country Estates Condominium Association, noted the area is residential, and he would object to a storage building on a lot without a home. He cited the by-laws and noted no building can be constructed without a home. He said a residence is needed to reference the location of a barn.

Nathan Boucher also noted he was against the construction of a barn without a house. He said every buyer gets a copy of the by-laws at closing.

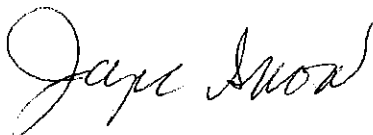
Mike Mouch was concerned about boat storage and possible scaffolding. He said the area is a good place to live. He noted he wanted to build a pole barn before the home, but he could not do it.

Terry Tromp cited the by-laws and noted an applicant must receive consent from the association and noted there is no consent yet.

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

Meeting adjourned at 7:33 p.m.

Respectfully submitted,



Joyce Snow, Secretary