

**Barry County Planning Commission  
Meeting Minutes  
November 22, 2021**

The meeting was called to order by Chairperson Clyde Morgan at 7:00 p.m. 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, Jack Nadwornik, and Joyce Snow. Vivian Conner and Robert Vanderboegh were absent. Those also in attendance included: Allen Kempf, Justin Jorgensen, Nick Rischow, Barry County Planning Director James McManus, and other interested people.

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

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

The Planning Commission reviewed the minutes of October 25, 2021. Motion by Snow to approve the minutes as written. Support by LaForge. All ayes - motion carried.

The Planning Commission reviewed the minutes of November 08, 2021. Motion by Snow to approve the minutes as written. Support by Nadwornik. All ayes - motion carried.

**BUSINESS**

Morgan explained the procedures of a public hearing.

**Rezoning**

**Map Change A-3-2021**

**Allen Kempf (Property Owner)**

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

Kempf said he wanted to rezone his property from A to RR so he could ask for a special use permit for a store.

Jim Carr, representing Kempf, noted that Kempf had bought the property to build a house and store on the property. He noted Kempf would be moving the store from Lawrence Road. He said the Master Plan can be adjusted based on community needs and issues, and he said Kempf is aware that he also needs a special use permit.

Carr continued and noted that the store will cater to both Amish and non-Amish residents, and Kempf will maintain good stewardship of the property. He made a point of saying that the Amish do pay all of the required taxes, but often do not use all of the services. Carr noted planning needs to account for cultural differences in a community.

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

Warren Hall, Ashley and Justin Jorgensen, Sam Kauffman, Samantha Wallace, and Nick Rischow all agreed with the request.

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

Carr commented that there are counties across the country that have turned Amish culture into economic development. He noted the special use at the current location will no longer be used.

Morgan closed the public hearing and reconvened the Planning Commission.

Snow asked if the use was an agricultural store. McManus noted Kempf wanted a retail store which is not an option in the Agricultural zoning district. McManus noted Kempf was requesting to rezone the property so he could ask for a special use request.

Morgan noted rezoning requests must go through the Board of Commissioners. He said he was concerned about rezoning only 10 acres. He noted traffic could be an issue.

Motion by LaForge to recommend approval of Map Change A-3-2021 to the Board of Commissioners. Support by Miner.

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

**Map Change A-4-2021**

**Nick Rischow (Property Owner)**

Morgan recessed the Planning Commission, opened the public hearing, and asked Rischow to explain his request.

Rischow said he had purchased the property hoping to build more storage buildings, but the current zoning will not allow for expansion. He said there are currently (4) storage buildings on the property. He noted there has been more growth in the Thornapple Lake area with the Thornapple Manor expansion, so more storage is needed.

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

Warren Hall, Ashley and Justin Jorgensen, and Jim Carr all 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.

Morgan asked if Rischow had built the fourth storage building. Rischow said yes. Morgan asked if the lot west of the buildings would be used for the new buildings. Rischow said he hopes to add up to six more buildings.

Nadwornik asked about Rischow's timetable. Rischow said it would take time to build all six.

Motion by LaForge to recommend approval of Map Change A-4-2021 to the Board of Commissioners. Support by Nadwornik.

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

**Site Plan Review**

**Case No. PR-5-2021**

**Samuel Miller (Applicant)  
Justin Jorgensen (Property Owner)**

Morgan asked Jorgensen to present his request.

Jorgensen said he would like to build one more storage building on his property. He noted his site is full. He noted they bought 60 ft of the neighbor's property, and he hopes to add one more building in the future.

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

Warden Hall, Nick Rischow, and Jim Carr all spoke in favor.

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

Morgan closed the public hearing and reconvened the Planning Commission.

Motion by LaForge to approve Case No. PR-5-2021 as presented. Support by Snow.

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

**TABLED Case No. PR-7-2020**

**Kathy B. Ali (Applicant)**

**Kathy B. Ali & Bader Ali (Property Owners)**

Motion by Miner to remove Case No. PR-7-2020 off the table. Support by Nadwornik.

McManus noted Ali had not come back with the appropriate paperwork and amended plans. He noted the house has been sold, so the request is void.

Motion by Miner to deny Case No. PR-7-2020. Support by Snow. All ayes - motion carried.

### **Other Business**

McManus noted the rezoning for Woodland Township would take place in February. He noted the January meeting will be used as a kickoff meeting for the Master Plan.

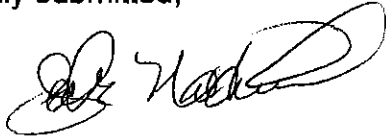
**Other Business**

Jim Carr suggested adding flexible language to the new Master Plan and Zoning Ordinance.

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

Meeting adjourned at 7:40 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jack Nadwornik", written in a cursive style.

Jack Nadwornik, Secretary