

**Barry County Planning Commission
Meeting Minutes
November 28, 2022**

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, John LaForge, Jack Miner, Vivian Conner and Joyce Snow. Robert Vanderboegh and Jack Nadwornick were absent. Those in attendance included: Leonard Bancroft, Cliff French, Matthew Dykstra, James McManus and many other interested people.

Motion by Conner to approve the agenda as printed. Support by LaForge. All ayes – motion carried.

Motion by LaForge to approve the minutes as of October 24, 2022. Support by Miner. All ayes - motion carried.

BUSINESS

Morgan explained the procedures of a public hearing.

SPECIAL USE

SP-8-2022

**Leonard Bancroft (Applicant)
Ronald Rabie (Property Owner)**

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

Bancroft noted Rabie is his son in law, and he would like to put a 780 square foot home as a 2nd home on Rabie's property. He noted there is a slight adjustment to the submitted site plan. He said the carport will not be next to the home; he will relocate it to the back of the yard. He said the well will be moved to the front yard. He noted the dwelling will either be 16 x 50 or 16 x 56 depending on the cost. Bancroft noted the driveway has been approved, and the perk test is done.

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 verified the shed on the diagram was no longer there. Bancroft agreed. LaForge asked how large the home area was. Rabie said 1 acre.

LaForge asked what the future plans for the home would be. Rabie said it will be used for family. LaForge asked if it would become a rental property. Rabie said no.

Miner asked if the accessory building would be a carport or a pole barn. Bancroft said it will depend on the cost.

Miner asked how high the accessory building would be. Bancroft said it will have 10 ft doors. Miner asked about the house construction. Bancroft said it will be stick built.

Snow asked about the foundation. Bancroft said it would have a 2 ft crawl space.

Morgan asked how soon it will be built. Bancroft said he would like to be in by the end of the year.

Snow verified the exact location of the home in relation to Rabie's home. Rabie said it is on Dennison Rd.

Miner asked if the driveway would come off of Dennison Rd. Bancroft said yes.

Motion by Conner to approve SP-8-22. Support by LaForge. Roll call vote taken. 5 ayes – 0 nays. Motion carried. Site Plan Approved.

SITE PLAN REVIEW

PR-4-2022

Michael Conners (Applicant)
MCM Communities (Property Owner)

McManus noted the mobile home park is amending the site plan but the only areas that we can review is the new gazebo, entry and recreational area. He noted the lot size adjustments are reviewed by the state.

Cliff French, from Atwell and Dave Washburn, who is the onsite construction Manager were present.

French noted there are three areas of work. In the front, he noted the entrance isn't safe, so they are going to redo it. He said the two way traffic pattern will continue. He noted the restaurant has been purchased and will be demolished. He said the entry will be completed in spring because they found asbestos in the restaurant.

French continued and noted on the west side of the driveway they will be constructing a 24 x 20 gazebo with a railing. He said the land will be raised 3 ½ feet and they will build retaining walls off of the road. He said they intend to make a crosswalk across the road to the docks. He noted there will be ADA access to the gazebo. He said the gazebo will be constructed by the Amish and will have a pergola on the roof. French concluded saying the docks will be redone.

Miner asked how many slips were on the docks. French said 12.

Miner asked if they are for the homeowners or do they rent to others. French noted 2 – 3 of the slips were for the restaurant owners and the others were for the community. French noted there would be kayak storage on the docks as well.

McManus noted the number of slips is grandfathered.

French noted the dock will have solar lights on it.

Conner asked what the term community referred to. French said the mobile home park.

Conner asked about the storm drain and if the runoff went in to the lake. French noted they have a permit from the road commission.

Conner asked if the Drain Commission had reviewed the project. French said no.

French said they will have a valve at the lake to protect the drain pipe from rising lake water. He said the water flows to the filter basin before it goes to the lake. French said the manhole will be elevated and will serve as an access point to the pipe and said there will likely be less runoff since some of the pavement will be replaced with grass.

Conner asked if there would be any planting on the lake side of Marsh Rd. French said no.

Snow asked how high the retaining wall would be. French said 18 inches. He noted the sign will need to be moved.

Snow asked what the sign was made of. French said metal and noted there will be small lights that will shine on the light. He also noted they may add some lighting in the community. French said they will also be demolishing the brown two story house.

Morgan asked how many homes were in the community. Washburn said 92-95. Morgan noted the roads in the community were narrow. He asked about snowplowing. Washburn noted it is challenging.

Morgan asked how wide the road will be. French said the road will be 24 feet wide, with two 12 foot lanes. Morgan asked about lighting. French said there will be street lights near the entry. French noted the gazebo will have electricity.

French noted the middle area will have a rain garden which will have plants but not trees. The rain garden will serve as a filter field retention basin for water runoff. He noted the telephone pole has to remain in place. French noted the placement of the mailbox cluster.

Conner asked about any sewer problems. French noted an old septic area was cleaned up and removed. He noted there are no issues with the sewer line.

French commented on the recreation area toward the rear of the property. He said there will be a 30 x 60 pickle ball court with a small fence around it. He noted there will be a sidewalk going to a small playground, and the playground place will be wooden. He noted they will have a 16 x 16 square shelter in place of the gazebo on the plans.

LaForge asked if the shelter will have electricity. French said yes and noted there is electrical capacity in the well house.

French noted there would be two street lights in the area.

Snow asked if the tree types had been selected. French said not yet.

French noted there will be more money spent in the front than in the back.

Morgan asked about signage. French said there will be an entrance sign. He said there will not be a lot of signs in the community.

Conner asked what the elevation of the front gazebo would be. French said the base will be 4 feet above the road.

Conner asked about the playground cover. French said they will likely use wood mulch for the base.

LaForge asked if the Planning Commission gets involved in the design of the boat slip. McManus said if they try to expand.

Motion by LaForge to approve PR-4-2022 as presented. Support by Snow.
Conner asked if these were the final plans. French said they are not the engineered plans.
Roll call vote taken: 5 ayes – 0 nays. Motion carried.
Site plan approved.

Morgan released the Planning Commission at 8:04 pm.
Morgan reconvened the Planning Commission at 8:15 pm.

PRESENTATION

Pierce Cedar Creek Institute

Matt Dykstra

Dykstra distributed a power point presentation to the Planning Commission and went through the slides. He had also previously sent in the goals of the plan. He noted the watershed extends to Wall Lake. He noted the grant requires them to identify causes of pollution and to estimate decreases. He noted the stream has relatively low nutrient inputs, but e-coli tends to spike after rain events. Dykstra said they sent 1,000 surveys to citizens in the watershed and had about 350 returned.

Dykstra hoped that the contents of the plan could be incorporated into the masterplan. McManus said he would forward the information to the consultant and noted many of the goals are zoning amendments. He said the Zoning Ordinance will be reviewed after the plan is adopted.

Ellen Berens thanked Matt and Pierce Cedar Creek for their work.

Allen Freed said Wall Lake Agreed with the plan.

AMENDED MOTION

Case SP-1-22

Michigan Materials & Aggregate

McManus noted Ron Redick, the county attorney, had prepared a motion to be adopted as a result of the rescinded motion done in September. He noted Stoneco and their attorney have agreed to complete the tasks in the motion. He suggested adding home values to the blank. LaForge noted he was uncomfortable in making the motion without an attorney present. McManus noted the attorney wrote the motion after talking with Stoneco's attorney. He also noted the Planning Commission rejected Redick's advice the previous meeting.

Conner said the Planning Commission did not have much of a choice. McManus agreed.

Motion by Snow. "Move to clarify the Planning Commission's intention with respect to its Sept., 26 decision on the Michigan Materials & Aggregate Co. SLU application, by expressly incorporating the following elements into that decision:

- The stipulation regarding the widening of Miller Road to four lanes, has been rescinded.
- The SLU approval that was conditioned on the above stipulation has been rescinded.
- The Planning Commission will hereafter conduct further proceedings on the Michigan Materials & Aggregate Col, SLU application, subject to the following:
 - The County will commission a traffic study from a neutral, third-party traffic engineer, which shall be funded by the applicant.
 - The applicant is requested to perform and submit an improved hydrogeological study that is based on actual field testing (i.e., draw-down tests), rather than based on modeling alone.
 - The applicant is requested to perform and submit a housing study, which will address the following matters: Home Values.
 -

Support by Conner.

Miner was not comfortable with the motion.

LaForge was concerned about letting the applicant pick the firms to do the study.

McManus reiterated that the motion was prepared by our attorney after conversing with their attorney.

Roll call vote on the motion. Conner, Snow – aye. Moore, LaForge, Morgan – nay.
Motion denied.

PUBLIC COMMENT

Ellen Berens suggested the Planning Commission use an attorney.

Don Sklenka thanked the Planning Commission.

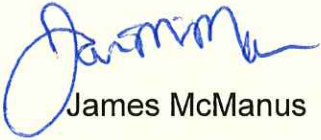
Paul Jelsema was concerned about the impact on the area. He suggested adopting an ordinance.

Cathy Ross said children can drown in gravel pits.

Larry Hershinga thanked the Planning Commission.

Motion by snow to adjourn. Support by LaForge. All ayes. Motion carried.
Meeting adjourned at 8:55 pm.

Respectfully Submitted,



James McManus

