

**Barry County Planning Commission  
Special Meeting  
Minutes  
December 10, 2018**

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, Jack Miner, Joyce Snow, Ben Geiger, and Jack Nadwornik. Levi Bolthouse and Robert Vanderboegh were absent. Others in attendance included James Kahllo, Dan Yerks, Chad Leahy, Barry County Planning Director James McManus, and many other interested people.

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

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

Motion by Miner to approve the minutes of November 26th, 2018. Support by Nadwornik. All ayes - motion carried.

**BUSINESS**

Morgan explained the procedures of a public hearing.

**Site Plan Review**

**Case No. PR-9-2018**

**Midwest V, LLC (Applicant)  
James Kahllo (Property Owner)**

Morgan recessed the Planning Commission, opened the public hearing, and asked Midwest V, LLC to present the request.

Dan Yerks, the engineer for the project, said that the access would come off of Marsh Road and the well and septic have been approved. He noted the parking is adequate for the building size. He noted there will be a stormwater infiltration pond on the north side of the building and said that all stormwater will be collected and stored on site. He said it is zoned Mixed Use, and there are commercial and residential uses surrounding the property.

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

James Kahllo noted he was selling the property to the developer. He noted there is a mid-19th century building on the lot, and it had been a store historically.

Mel Risner said the township supported the request.

Morgan asked if anyone wished to speak in opposition.

Dora Decker, who lives on 9 Mile Road, preferred not to have a chain store. She noted there are other stores in the area, and the store will not be as wonderful as people think. She preferred a locally owned business.

Bill Null questioned why a big corporation would want to be in town. He said he did not see the purpose.

Sean Carley said he wanted to live in the country, and he noted the stores are all over.

Alexandra Carley said the new store will be in their backyard. She also did not see the benefit to the community.

Kevin Robinson said the light pollution is a concern and noted he was not notified of any zoning change.

McKay Robinson also was concerned with light pollution and the fact that there were many other stores in the area. She said these types of stores exploit low income residents, and she was afraid it will negatively affect the gas station.

Leahy rebutted and noted Dollar General will be a tenant. He noted the wall lights will be LED downlighting. He noted the property is zoned correctly, and there will be some job creation.

Robinson asked how high the lights will be. Yerks said there will not be any parking lot lights; they are only mounted on the building.

Decker asked about fencing. Leahy said there is a fence proposed on the west line.

Morgan closed the public hearing and reconvened the Planning Commission.

Snow asked about adding a fence along the south line. Leahy said if it was a condition of approval, he could sell it to his bosses.

Geiger asked who would own the property. Leahy said Midwest V, LLC will be the owner, and Dollar General will be a tenant.

Geiger asked what would happen if Dollar General failed. Leahy said Dollar General signs a long-term lease, but if they close to leave, Midwest V, LLC would look for a new tenant.

Geiger asked what the fence height was. Leahy said 6 feet.

Geiger asked about delivery trucks. Leahy explained how they would back in and noted there should be one semi per week. He noted smaller vendor trucks would be delivering as well.

Geiger asked when deliveries are typically done. Leahy said in the morning, usually around 8 am.

Geiger asked about the traffic on Marsh Road and any driveway impacts. Leahy said the speed limit is 30 mph, and there are 2200 cars per day.

Geiger asked about the sign. Leahy said the sign is handled separately by the store.

Nadwornik noted the ordinance requires public water and sewer. McManus noted that other proposals have been approved without public utilities. He said the ordinance needs to be amended.

Miner asked about the hours of operation. Leahy said they are usually 9-9, 7 days per week.

Geiger asked about any smoking areas. Leahy was unsure of the policy on the grounds.

Snow asked about tree removal. Yerks said trees would be removed for the building, but the trees on the south property line will remain.

Nadwornik verified there would be no pole lights. Yerks agreed.

Miner suggested extending the fence on the south line.

Nadwornik asked about the stormwater drainage rate. Yerks said he had not calculated the exact rate, but the soils are very sandy so it should infiltrate quickly.

Nadwornik was concerned about the open access of the basin to children. He suggested adding a chain link fence along the road for the retention pond.

The Planning Commission, Yerks, and Leahy discussed fencing. It was determined the fence should wrap around the pond.

Miner asked about extending the sidewalk. Leahy noted there are no other sidewalks in the area.

The Planning Commission discussed the sign and suggested the size of the sign be lessened to 32 square feet to lessen the impact on the neighbors.

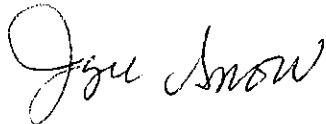
Motion by Geiger to approve Case No. PR-9-2018 with the stipulations that a privacy fence be erected on the south and west property lines, a wraparound chain link fence go around the retention basin, and that any monument sign be a maximum of 32 square feet. Support by Snow.

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

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

Meeting adjourned at 8:10 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joyce Snow". The signature is written in black ink and is positioned above the typed name.

Joyce Snow, Secretary