

**Barry County Planning Commission
Minutes
December 11, 2017**

The meeting was called to order at 7:00 p.m. by Clyde Morgan in the Community Room of the Tyden Building located at 121 South Church Street in Hastings. The Planning Commissioners in attendance included: Morgan, Jack Miner, Michael Barney, Ben Geiger, Robert Vanderboegh, and Jack Nadwornik. Levi Bolthouse was absent. Others in attendance included: James Mc Manus, Andrew Rossell, and other interested people.

Motion by Miner to approve the agenda. Support by Nadwornik. All ayes - motion carried.

The Planning Commission reviewed the Minutes of October 23, 2017. Morgan noted he made a motion to excuse Vanderboegh and it was supported by Barney and unanimously approved.

Motion by Vanderboegh to approve the minutes as corrected. Support by Nadwornik. All ayes - motion carried.

BUSINESS

Morgan explained the procedures of a public hearing.

Site Plan Review

PR-4-2017

**Midwest V, LLC (Applicant)
Todd & Judy Cook (Property Owners)**

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

Andrew Rossell, an engineer representing Midwest V, LLC noted they want to build a 9,100 square foot Dollar General on four acres of land. He said the current use on the property is a dog grooming business in a home. He said the home and other buildings will be removed for the store.

Rossell went through the plans and noted there was a mound system for the septic. He said they want to use the existing well and septic. He said there would be 30 parking spaces, and they want to use and expand the existing driveway. He noted the loading area will be on the south end of the building, and the dumpster will be behind the loading area. He noted the dumpster will be screened with gates.

Rossell continued that the parking lot will be concrete. He noted there would be a deceleration lane on M-37. He noted there would be on-site storm water detention, and three catch basins in the parking area will collect the water. He noted the water will travel through a grassy swale to the basin. He noted the landscaping will include trees along the property lines and 18 burning bushes between the parking area and the road. He noted the front areas will be sodded, and the rear will be seeded.

Morgan asked if anyone wished to speak in favor of the request. There was no response.

Morgan asked if anyone was opposed.

Gale and Theresa Barrus asked if there would be any fencing along the property line. They were concerned about trespassing.

Bob Gaskill commented on the water flow and noted the drain in the road needed to be fixed.

Theresa Barrus said there are water issues in Dowling.

Morgan closed the public hearing and reconvened the Planning Commission.

Miner asked if semis could access the loading area. Rossell said yes and noted the entry and parking lane were 36 feet wide to help the trucks maneuver.

Barney commented that the low part of the property was the SW corner. He asked about draining water into the pond. Rossell said the pond was for recreational use only.

Barney asked about the wall lighting. Rossell said all of the wall packs have down lighting. He noted there would be no pole lights on site.

Barney asked about signs. Rossell said they handle signs on their own.

Geiger asked what the zoning was. McManus said it was Mixed Use.

Geiger asked about bike parking. Rossell admitted there was no bike rack on the plan. He said he could talk with the owners.

Morgan asked where the Barrus' house was. Barrus said on Dowling Road. Barrus said they were concerned with people walking through their property.

Morgan verified no storm water would flow to the west. Rossell agreed.

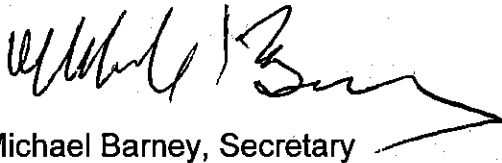
Morgan asked if the trees would affect the view on M-37. Rossell said they will not impact the view.

Motion by Geiger to approve PR-4-2017 with the stipulation that the owners must retain/install fence along the south property line. Support by Vanderboegh. All ayes - motion carried.

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

Meeting adjourned at 7:42 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Michael Barney', with a long horizontal line extending to the right from the end of the signature.

Michael Barney, Secretary