

**Barry County Planning Commission
Special Meeting Minutes
February 28, 2023**

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, Robert Vanderboegh, Dave Hatfield and Jack Nadwornik. Joyce Snow was absent. Those also in attendance included: James McManus, Rebecca Harvey and many other interested people.

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

Motion by Hatfield to approve the minutes of January 23, 2023 as written. Support by Miner. All ayes - motion carried.

DRAFT MASTER PLAN

Rebecca Harvey, from McKenna and Associates, was present to go over the draft Master Plan. She noted that the style of the plan was new; and she said that the, "Root Findings", section at the end of each unit was a summary of the findings. She distributed an agenda and new documents to the Planning Commission. Harvey described the future land use framework. She noted the zoning plan will be implemented from the concept. She also noted that they used the same format for the local communities and townships that administer their own planning and zoning to include it in the county plan. She said there will only be three planning categories which makes it easier to make the future Land Use Map and the new Zoning Plan. She also stated that rezoning requests that fit the frame work will not need to complete plan amendments, so there will be flexibility within the framework. Harvey commented that the Action Plan was not completed yet.

Under the corrections header, Harvey noted McManus had sent a list of corrections. McManus distributed the list to all those who were present. Harvey said McManus suggested Delton should have its own page. She said that page is completed, and they will add a page for the Joint Planning Alliance.

Harvey noted they will add to the soils page to include soils used for mineral mining. She noted the map will identify the best soils for mining, and they will remove unusable properties from the composite map.

Harvey noted they also completed a page for alternative energy which is primarily for solar installation, but there is a section on wind. She noted the plan will estimate how much energy will be needed for solar use. She said they will create a map for the probable locations of commercial solar.

Harvey noted the other corrections that McManus identified had been completed. She said pages 2-3 will be a scrapbook of Barry County Photos including some historical photos.

Nadwornik suggested several grammatical corrections. He said the dark blue background on the route findings page is difficult to read. On page 76, he asked to change the word, "location" to "destination". He said SWBSWA no longer has the water authority as Barry Twp., has taken over as water administrator.

Hatfield noted Hastings is a City not a Village. He suggested adding some heft to Gull Lake and the parks on the Prairieville page. He said the Gilmore Car Museum needed more focus. He suggested adding Gull Lake to Page 45.

Vanderboegh suggested adding a page for the airport. He also noted to add the railroad to the document. He asked if a true Agriculture District could be created to be more of a preservation area. He also suggested adding a school district map.

LaForge suggested giving Mooville a little more heft. He noted the map keys and legend don't always match for Michigan (SM vs SOM). LaForge noted the Land Bank and Baypointe.

Miner had several corrections:

On page 37 – he noted most of the developed area on M-37 is out of the county zoning jurisdiction.

He also noted the Ethanol Plant needs to be shown as industrial.

On page 45 - he asked to add Gun Lake.

On page 47 - he indicated that Freeport might be in the floodplain program.

On page 48 - he suggested changing the color (pattern) on the map.

On page 50 - he noted it was difficult to distinguish between the floodplain and the wetlands.

On page 62 - Eaton County is not shown on.

On page 85 - he noted Carlton Twp., has some service.

On page 95 - he questioned the traffic map for N. Broadway.

On page 97 - he questioned the internet map's accuracy.

McManus and Hatfield both noted the county is studying the issue.

On page 106 - Miner noted townships fund their own road maintenance. Through the Road Commission.

On page 112 - he asked how the industrial/commercial acres will be selected.

On page 131 - he noted some people think that solar farms are a right to farm issue.

On page 181 - he commented on the hard edge – soft edge designations.

On page 182 - he asked if lakes should be in the Enhanced Zone.

He noted there appeared to be a map glitch in the SW Future Land Use Map.

LaForge asked if the existing gravel pits could be shown on the Soil Map.

Nadwornik noted the map legend on page 91 did not match the map colors.

LaForge noted there is a company willing to assist counties on housing location analysis.

Catherine Getty noted the county has three parks as the trail is a linear park. She also noted it should be Historic Charlton Park and Recreational Area.

On page 35 – she suggested changing the photo and to feature the most prominent attractions.

On page 97 – she suggested eliminating the maps since the technology and coverage is always changing.

Pages 88 and 99 – she asked if there could be a link to the trail plan.

Getty commented that the meat of the plan was strong.

McManus went through the timetable to complete the plan. He said a special meeting would be held on March 13, 2023 to finalize the Draft Plan. He said the plan will then be forwarded to the Board of Commissioners to accept the Draft so that a public hearing can be scheduled. He noted he anticipated the public hearing will be held in June. He asked if the Planning Commission would be available on the 13th. 5 members said they would be there.

YEAR END REPORT

McManus presented the 2022 Year End Report to the Planning Commission. He noted the summary sheets indicated that 2022 was a little less busy than 2021, especially in new home construction. He noted the plan summarizes the activities of the Planning Commission and Zoning Board of Appeals. He noted information for all of the permits issued by Professional Code Inspections was included in the report. He concluded by commenting on the enforcement page which illustrated 2022 as well as historical work.

YANKEE SPRINGS TOWNSHIP RECREATION PLAN

McManus commented on the Draft Recreation Plan and noted the action plan for the parks was impressive.

The Planning Commission had no additional comments.

PUBLIC COMMENT

Larry Heslinga said he was pleased with the Master Planning process. He said Ag land should be retained and lakes should be protected. He said he was interested in looking at the gravel map.

Gordon Smith noted he met with a state representative about gravel pits. He read an excerpt from the State Constitution to the Planning Commission. He suggested having legal counsel present for gravel meetings as the County may get sued.

Don Sklenka noted the proposed gravel pit has had a lot of logging done, and he was concerned they had exceeded their permit limitations.

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

Meeting adjourned at 8:45 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jack Nadwornik", with a stylized flourish at the end.

Jack Nadwornik,
Secretary