

**Barry County Planning Commission  
Meeting Minutes  
April 24, 2023**

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: Clyde Morgan, John LaForge, Jack Miner, Dave Hatfield and Joyce Snow. Jack Nadwornik was absent. Those also in attendance included: Jim McManus, Brian Stadler and other interested people.

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

The minutes of March 27, 2023 were reviewed by the Planning Commission. On page 1, Morgan clarified the motion to excuse Snow for the February 28, 2023 and March 13<sup>th</sup>, 2023 meetings. Motion by Hatfield to approve the minutes as corrected. Support by LaForge. All ayes - motion carried.

**ELECTIONS AND APPOINTMENTS**

Chairperson – Miner nominated LaForge to serve as chair starting in May. Support by Hatfield. Morgan nominated Snow. Support by Snow. Vote taken for LaForge – 3 ayes 1 nay. - Motion carried. LaForge was selected to be Chairperson.

Morgan asked if anyone wished to volunteer to serve on the ZBA. LaForge volunteered and was appointed by Morgan.

Morgan asked if anyone wished to volunteer to serve on the Solid Waste Oversight Committee or the Conservation Easement Board. There were no volunteers. Motion by LaForge to table the appointments until May. Support by Miner. All ayes – Motion carried.

**SITE PLAN REVIEW**

**PR-3-2023**

**Wolgast Acquisition Corp  
(Applicant/Property Owner)**

Brian Stadler, representing Wolgast, noted they want to build a combination Family Dollar/Dollar Tree store in Delton. He noted the building will be 10,000 square feet inside and they have planned to have 42 parking spaces.

Miner asked about the loading space. Stadler said it exceeds the WB67 Federal Standard for loading.

Snow asked about the lights. Stadler noted the lighting plan is on page C-3.1 of the set of plans. Snow asked about a bike rack. Stadler noted a bike rack was not included on the plans. Snow noted it was required because of the sidewalk. Snow asked if the building exceeded 50 feet in height. Stadler said no.

Morgan questioned if the market could support two similar businesses. He asked if Wolgast would own the property and the building. Stadler said yes.

McManus asked if the Storm Water Review had been completed by the Drain Commission. Stadler said yes. McManus noted he would need a letter of verification.

Miner asked Stadler to clarify the loading situation. Stadler noted 36 feet of parking lot is required to meet the federal standard, and they have planned to put in a 38 foot lot. Morgan asked if the standard was based on a full car lot. Stadler said yes.

Motion by Snow to approve PR-3-23 with the stipulation that a bike rack be installed and the Storm Water letter from the Drain Commission be submitted. Support by LaForge.  
Roll call vote taken. 4 ayes – Miner nay. Motion carried.  
Site Plan approved.

McManus acknowledged Morgan's retirement and thanked him for his years of service. He also noted Jack Ward, the County Enforcement Officer, would be retiring at the end of June.

Morgan adjourned the meeting 7:30 pm.

Respectfully Submitted,

  
James McManus