

**Barry County Planning Commission
Minutes
January 22, 2018**

The meeting was called to order at 7:00 p.m. by Clyde Morgan at the Barry County Commission on Aging located at 320 West Woodlawn Avenue in Hastings, Michigan. The Planning Commission members in attendance included Morgan, Michael Barney, Levi Bolthouse, Ben Geiger, Robert Vanderboegh, and Jack Nadwornik. Jack Miner was absent. Others in attendance included James Reed, Joel Strickland, Mike Powers, Barry County Planning Director James McManus, and many other interested people.

On the agenda, Morgan asked to change the public comment to three minutes. Motion by Vanderboegh to approve the agenda as amended. Support by Nadwornik. All ayes - motion carried.

The Planning Commission reviewed the Minutes of December 11, 2017. Motion by Barney to approve the Minutes as written. Support by Bolthouse. All ayes - motion carried.

BUSINESS

Morgan explained the procedures of a public hearing.

Special Uses

SP-1-2018

James D. Reed

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

Reed said he owns a mobile repair business for farm equipment. He noted that he sometimes has to bring the equipment to his house to fix it. He noted he also can rebuild transmissions. He noted he was responding to a complaint, but said he does most of his work away from home. He said he does not have a junkyard, but he noted there is a vehicle next to the road.

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

Morgan closed the public hearing and reconvened the Planning Commission.

Barney commented that there were a lot of items around the property. Reed said he did a lot of different jobs and noted he has a lathe and a mill.

Barney asked for a staff report. McManus cited Section 2302 parts 1-7 and noted questions about the storage of vehicles and any hazardous materials had yet to be answered.

Barney asked if Reed had any employees. Reed said no.

Barney asked about hazardous material storage. Reed said the fluids are in containers, and he has oil mats in case of a spill.

Barney asked about the storage of vehicles. Reed said he keeps it orderly. Reed noted the logs on the property are for a wood burner.

Bolthouse asked what kinds of equipment Reed works on. Reed said he mostly works on field equipment, but he has worked on dump trucks. He noted he does welding and fabrication.

Bolthouse asked how long a repair could take. Reed noted that getting parts can be an issue, so he said repairs can take up to three weeks.

Morgan asked why Reed did not give permission to visit the site. Reed said it would be okay for anyone to visit his property. Morgan said it will be hard to vote for approval when he did not visit the site.

Morgan asked how much fuel Reed had on the property. Reed said he had 275 gallons. Morgan asked how large his property was. Reed said he had 4.5 acres on two parcels.

Nadwornik asked how many vehicles would be on site. Reed said up to six.

Morgan asked if he did maintenance on combines. Reed said not at the home, he goes to the farms.

Motion by Bolthouse to table Case No. SP-1-2018 for a new site plan, an operational plan, and a chance to visit the site. Support by Geiger. Roll call vote taken: 5 ayes - Vanderboegh-nay - motion carried. Special Use request tabled.

SP-2-2018

Steve Zoet
Thornapple Valley Church

Morgan recessed the Planning Commission, opened the public hearing, and asked Thornapple Valley Church to present their request.

Joel Strickland, representing the church, noted they would like to build a church to serve as their third campus. He noted a church qualifies as a Large Place of Public Assembly.

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.

Barney asked how large the property was. Strickland said 4.7 acres. McManus noted it was recently divided.

Barney asked if it would be similar to the Hastings campus. Strickland said it would be much smaller.

Bolthouse noted there would need to be enclosures around the dumpsters. Strickland agreed.

Bolthouse asked if there was adequate parking. Strickland said yes.

Geiger asked what role Strickland represented for the church. Strickland said he was the pastor.

Geiger asked how large the congregation was. Strickland said they currently have 100 parishioners, but they are hoping to grow to 300.

Geiger asked about traffic issues. Strickland said they should be able to get all of the cars on the lot.

Geiger asked if there would be any uses on days other than Sunday. Strickland said yes, but he noted there would be no offices on site.

Vanderboegh noted the plan needed to have more detail.

Morgan asked if it would be hooked to public sewer. Strickland said yes.

Barney asked if there were any major issues. McManus noted the request was for a special use permit, and the two major issues are public sewer and parking, which appear to have been met. He noted a formal site plan review could be required.

Barney asked if there would be a deceleration lane. Strickland said they had an MDOT driveway permit.

Barney also noted the plan needs more detail.

Motion by Vanderboegh to approve Case No. SP-2-2018 per Section 2302 parts 1-7 of the Barry County Zoning Ordinance, subject to a formal site plan review. Support by Nadwornik. Roll call vote taken: 6 ayes - 0 nays - motion carried. Special Use request approved.

SP-3-2018

Bay Corp, Inc.

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

Jim Alden, representing Bay Corp, Inc., noted that detailed drawings were submitted illustrating the PUD. He said the PUD will include a conference center, parking lot, and cottages. He said the conference center will relieve some of the stresses on the hotel for their weddings and events.

Mike Powers said there would be 185 parking spaces. He noted the business is rapidly growing and has had a 30% growth of revenue in the last two years. He said they have had over 100 weddings and 300 total events. He said most of the events are outdoors in summer, and the conference center will allow events in winter. He said it would also be big enough for a 250-person event, and he could do two events at once.

Powers said the conference center would be 9,000 square feet inside. He noted that he could use more lodging space, so he is proposing to build five two-unit cottages. He said each unit would have two bedrooms. He said he currently employs 100 residents, and he could nearly double that.

Powers distributed a list of local businesses in support of the request, and he noted it will help the tax base.

Morgan asked if anyone was opposed to the request.

Joe Farley distributed a packet of information to the Planning Commission and read a prepared letter that was included in the packet in opposition.

Elizabeth Bronson noted that Oarie Drive is a private road. She cited Part 101 of the Zoning Ordinance. She noted she has had to call the police about trespassing.

She cited Section 2302 part 5 and noted the noise at the events is unbearable. She cited Section 2363 on private roads and asked who will be responsible.

Jake Bronson noted the property has been used for parking which has led to trespassing issues. He was concerned about the safety of the area and noted his driveway has been used as a turnaround. He cited Section 1100 and noted the plan calls for low intensity development. He said the construction of the road will require the old oak tree to be removed. He questioned Section 2360 (part 4) if the use was compatible. He noted noise is an issue, and he questioned if the road would increase the traffic efficiency. He questioned who would watch the new facility.

Joel Kapteyn noted the entire facility has gotten bigger and the pattern needs to stop. He noted Winchester Drive is also a private road and people trespass over it during events.

Sarah Holroyd questioned when is enough enough. She said the area is mostly rural. She noted she lives a mile from the Bay Pointe, and she can hear the noise.

John Beck noted he lives next to the boathouse. He said they put speakers next to his house and the noise is excessive. He said the number of events is increasing. He questioned Powers' ability to hire employees as everyone is fighting for employees. He said that Powers did this before when he converted the boathouse, but the events there are a nightmare. He noted he has had to call the sheriff, and the neighbors to the proposed location will have the same issues.

Jeff Schmidt said he is building a home on the neighboring property. He said he planted food plots next to the location and he hunts the property.

Steve Huisman noted Powers did not complete the landscaping at the parking lot so he had to build a fence. He also noted there was a lot of noise.

Mike Prough said he has witnessed much of what has been brought up. He noted traffic on Marsh Road is a problem, and the new facility will compound the problem. He said the Boathouse facility was supposed to be for small weddings, but it has gotten larger. He said the wetlands need to be addressed.

Robert Chase said the development will affect the whole community. He noted the mobile home park is in the process of being expanded, and the proposed site will have room for 185 cars.

Gary Kotsma said he can feel the beat of the bands at his house. He was concerned that eminent domain could cause the private roads to change.

Linda Ribble read a letter that was submitted to the Planning Commission in opposition to the request.

McManus read a letter from Norman and Beverly Anderson in opposition to the request.

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

Tim Stewart said the use would be beneficial for people who have rental properties. He said the business is great and Wednesday's are enjoyable. He said the activities do end at 11:00, and the new facility will not add any more noise.

Rick ?? said the Bay Pointe is an amazing place for family and friends. He noted Gun Lake is surrounded by four school districts and this is a gathering spot. He said the Bay Pointe is corporate venue and noted the economic benefits for the money that comes into the community. He noted Gun Lake is not a quiet lake, and they need more choices around the lake.

James Nicholson said the Bay Pointe is a high quality establishment. He noted he chose to buy a home on Gun Lake because of Bay Pointe. He said having high quality establishments helps everybody.

Herbert Welz questioned why there was so much disagreement about the project. He noted there is a lot of noise on M-179 where his bakery is, but you have to adjust to it.

Julie Fox said the Bay Pointe is a destination location, which is a special type of business, and that it brings people into the area which helps all of the other businesses around the lake.

Dr. Ron Mills noted he and his family go to Bay Pointe for meals and entertainment. He noted there was a lot of opposition when Bay Pointe was started. He said growth is good and noted there are no other places to hold events.

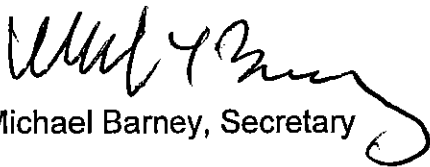
Because a public hearing was scheduled for 8:30 p.m., the chair asked for a motion to table the rest of the meeting.

Motion by Vanderboegh to table Case No. SP-3-2018 until the February meeting. Support by Barney. Roll call vote taken: 5 ayes - Geiger-no - motion carried.

Motion by Nadwornik to adjourn the meeting. Support by Vanderboegh. All ayes – motion carried.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Barney", with a large, stylized flourish extending from the end of the signature.

Michael Barney, Secretary