

AMENDED
Barry County Planning Commission
Minutes – January 23, 2017

The meeting was called to order at 7:00 p.m. by Chairperson Clyde Morgan in the Community Room, located at 121 S. Church Street, in Hastings, Michigan. The Planning Commission members in attendance included Clyde Morgan, Levi Bolthouse, Michael Barney, Robert Vanderboegh and Ben Geiger. Jack Miner and Jack Nadwornik were absent. Jim Brown, Scott Olson, James McManus, who is the Barry County Planning Director, and one other interested person was present.

Approval of Agenda: Motion by Vanderboegh to approve the agenda as printed. Support by Geiger. All ayes – motion carried

Minutes: The Planning Commission reviewed the minutes of October 24, 2016. Motion by Barney to approve the minutes as written. Support by Geiger. All ayes – motion carried.

Business

Morgan explained the procedures of a public hearing.

REZONING

A-1-17

HASTINGS TOWNSHIP REZONING

Jim Brown, Hastings Township Supervisor and one of the property owners noted the property in question is on the border of the City of Hastings and sits off of M-37. He noted the property is a steep hill.

Jack Nadwornik entered the meeting at 7:07 p.m.

Brown continued that the parcel on M-37 was zoned commercial and much of the property in the city is commercial.

Brown noted he has an office on the property, but he would like to be able to have more density. He noted the drive is shared.

Brown noted the township recommended that it be approved. He noted there is a need for more housing, and the property is close to the city.

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

Morgan asked if anyone was opposed.

Carrie Wilgus had questions about traffic lighting, and numbers of dwellings. She asked if her property would remain commercial. She was told it would.

Brown noted the number of dwellings would be limited because it is currently on septic. He also noted traffic would not increase dramatically.

McManus noted the hearing was only to rezone property for potential development. He noted other meetings would be held if a development were to be submitted.

McManus read a letter from Dan Smith in support of the request.

Morgan closed the public hearing and reconvened the Planning Commission.

Bolthouse asked if the rezoning was appropriate.

McManus noted there were two properties in Hastings Township that were left RR (Rural Residential) until someone came forward for a development. He noted one was where the new Aldi's Store was constructed, and the second was the proposed property. He noted the rezoning to HDR (High Density Residential) allows for the maximum flexibility in housing land use.

Barney asked if Brown owned part of the property. Brown agreed.

Barney asked if Brown would be building. Brown said there is an existing building, but the use could shift.

Barney asked when this could happen. Brown said it could happen this year.

Geiger asked why the township asked for HDR. Brown noted it allows for more flexibility on what to develop. He said the slope could limit its commercial potential. He noted he wanted to be able to have additional density. He noted people may want to choose to live outside the city limits.

Vanderboegh asked if Brown owned the office. Brown said yes.

Wilgus commented that she thought the development would be beyond the existing office. Brown said the office could be retrofitted.

Vanderboegh asked how large Brown's property was. Brown said 2.5 acres.

Morgan asked if it was spot zoning. McManus said no. He noted the plan has the property in the urban development category. He noted the county is short on affordable housing styles and it would be preferable to keep higher density close to the city.

Vanderboegh asked if there was a standard for spot zoning. McManus said no, but he would do some research on it.

Barney noted an office is a special use in the HDR District.

Motion by Barney to recommend approval of A-1-17 to the Barry County Board of Commissioners. Support by Bolthouse. Roll call vote taken: 6 ayes – 0 nays - Motion carried. Rezoning approved.

SPECIAL USE

SP-1-17

**Pioneer Construction (applicant)
Chris Maloney (property owner)**

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

Olson said he works for Pioneer Construction and is representing the Maloney's . He noted the Maloney's are requesting a detached accessory building that will exceed 150% of the size of the house. He noted the home is 2530 square feet, and they would like an accessory building that is 5000 square feet, which is close to 200% of the size of the home.

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.

Bolthouse asked why a large building was needed. Olson said it was for personal use of the owner. He noted the Maloney's have a collection of cars and boats.

Bolthouse asked if there would be any living space. Olson referred to the plans and noted there would be one small bathroom. He noted there would be a gaming area as well. Bolthouse asked if it would be heated and cooled. Olson said yes.

Bolthouse asked about sewer. Olson said the building will have a septic system, and it may need its own well.

Barney said it was well thought out and was a good purpose for the space.

Geiger asked what a carriage house was. Olson said it was a style of house.

Vanderboegh asked about tree removal. Olson said there would be a number of trees removed, but they are trying to preserve as many as possible. Olson noted they are working with the neighbors and Consumers Energy to have the utilities placed underground.

McManus noted the 150% rule was created so smaller lake lots wouldn't have inappropriate buildings. He noted the parcels on Bunbury are atypical in size and can support a large building.

Motion by Nadwornik to approve SP-1-17 per Section 2302 parts 1-7 of the Barry County Zoning Ordinance. Support by Barney.

Roll call vote taken: 6 ayes – 0 nays – motion carried. Special Use approved.

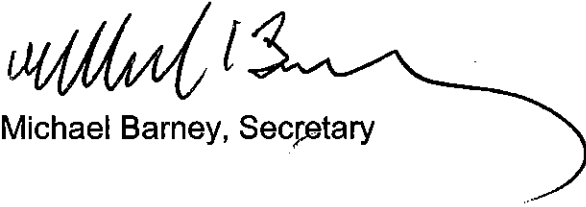
McManus noted he has started reviewing sign ordinances, but had nothing to report.

McManus said he had attended the Readiness Redevelopment Training in December on behalf of the County and Barry Township. He said the County may have to amend its Master Plan so the township can be eligible for grants.

McManus briefed the Planning Commission on enforcement issues.

Motion by Vanderboegh to adjourn the meeting. Support by Nadwornik. All ayes- motion carried. Meeting adjourned at 8:07 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael Barney", with a long, sweeping underline that extends to the right.

Michael Barney, Secretary