

AMENDED
Barry County Planning Commission
Minutes – February 27, 2017

The meeting was called to order at 7:00 p.m. by Chairperson Clyde Morgan in the Community Room of the Cabinet Building, located at 121 S. Church Street, in Hastings, Michigan. The Planning Commission members in attendance included Clyde Morgan, Levi Bolthouse, Jack Miner, Michael Barney, Ben Geiger and Jack Nadwornik. Robert Vanderboegh was absent. Those also in attendance included: James McManus, who is the Barry County Planning Director, Mike Timmons, Michael Herp, Amy Laverty-Meeker, and other interested people.

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

Minutes: The Planning Commission reviewed the minutes of January 23, 2017. On page 4 Bolthouse asked to change “a typical” to “atypical”. Motion by Geiger to approve the minutes as corrected. Support by Barney. All ayes – motion carried.

Business

Morgan explained the procedures of a public hearing.

SPECIAL USE

CASE NO. SP-1-17

MICHAEL HERP

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

Herp said he owned close to 10 acres, and he wanted to build a barn for storage. His goal was to try to pay off the barn prior to building a home on the property.

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.

Bolthouse noted there was an electric fence around the property. He asked Herp to explain the barn location. Herp said it would be placed by the corner of the woods.

Bolthouse asked where the house would go. Herp said it would be closer to the road just into the woods.

Barney asked if he would have any utilities. Herp said he would only have electricity for lights. Herp said the barn will not have any windows.

Morgan asked about the wall height. Herp said he would have 14'6" wall. He noted he needs a 13 foot door to get his camper in the barn.

Morgan asked when Herp intended to build a home. Herp said in 8-10 years. Morgan asked if the floor would be concrete. Herp agreed.

Miner asked if the barn would have a well and septic system. Herp said there would not be a well or septic until the home is approved. Miner verified the barn would not be used as a residence. Herp agreed.

Motion by Barney to approve Case No: SP-1-17 per Section 2302 parts 1-7 of the Barry County Zoning Ordinance. Support by Nadwornik. Roll call vote taken: 6 ayes – 0 nays. Motion carried. Special Use Approved.

SITE PLAN REVIEW

PR-2-17

**Amy Laverty-Meeker (applicant)
Assyria Township (property owner)**

Morgan asked Laverty-Meeker to present the request.

Laverty-Meeker noted she was the architect for the project, and Mike Timmons, the Assyria Township Supervisor, was seated as well.

Laverty-Meeker noted the existing building was built in 1881 as a one room meeting house. She noted there is no plumbing in the building, and they have an old his/her outhouse in the back. She noted the addition will be built with township savings so there will be no tax levy. She noted the addition will be 1500 square feet and will include bathrooms, office space and a kitchenette. She noted the bathrooms would be handicapped accessible.

Laverty-Meeker continued by saying the addition will be to the rear of the building, so the existing façade will remain. She noted there will be a basement in the rear, and the furnace will be moved to the basement.

Morgan asked if there were any public comments.

Sharon and Dennis Huntington asked how large the addition was. Laverty-Meeker said 1500 square feet.

Barney asked if there were any basement drawings.

Laverty-Meeker viewed the drawing with Barry and noted the basement will only be under the new addition. She noted the existing building has a stone crawl space that will be reinforced with concrete.

Barney asked if there were two ways out of the basement. Laverty-Meeker agreed and noted the back entry will have a ½ flight of stairs to the outside.

Barney asked about sprinkling. Laverty-Meeker said it was not required.

Barney asked about any additional lighting. Lavery-Meeker said they would install lights at the egress doors. She noted there was no need to add lighting to the parking area.

Barney asked if the electrical panel would be in the basement. Lavery-Meeker agreed.

Barney asked about roof runoff. Lavery-Meeker said the intent to re-roof the entire building and she felt the water would shed adequately. She noted the ground slopes away from the building.

Barney asked if the heating and cooling would be new. Lavery-Meeker agreed.

Geiger asked if the counter in the office area would be used for official duties, such as tax collection. Lavery-Meeker agreed.

Geiger asked if there were any plans to rent the building out. Timmons said not currently. He noted the officers would have extended office hours in the new building.

Morgan asked if the septic would go behind the building. Lavery-Meeker said they had two locations perked; they will likely use the site closer to the building.

Morgan asked about the parking lot. Timmons said they were not planning on changing the lot, but he noted they can add gravel if there is a greater public interest in the meetings.

Bolthouse asked about the siding. Lavery-Meeker said they cannot match the existing siding, so they will be using a vinyl siding on the addition. She noted they may ask for an alternate bid to reside the current structure.

Morgan asked about the windows. Lavery-Meeker said they would like to save the old windows.

Morgan asked about a path to the cemetery. Timmons said there would eventually be a drive between the hall and the cemetery.

Motion by Barney to approve PR-2-17 as submitted. Support by Geiger. Roll call vote taken: 6 ayes – 0 nays.

YEAR END REPORT

McManus presented the 2016 Year End Report. He noted the numbers were very similar to 2015 with the exception of new addresses assigned. He noted the majority of the new houses were in the NW part of the county in previously created subdivisions. He noted he expects one more good year of new home starts, especially in Irving Township.

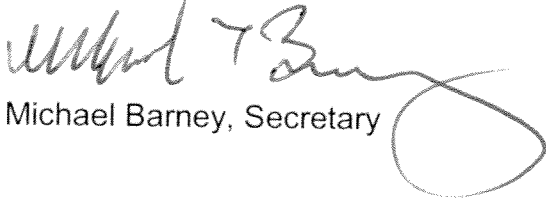
Barney commented on the 2016 activities and asked to have storm water management included in the lists.

Bolthouse asked about any Medical Marijuana updates. McManus said there were none yet.

McManus noted he did not have a planning amendment resolution ready, but he noted he will be attending the second round of training for Redevelopment Readiness Communities on March 9th, and he hoped to have guidance after that.

Motion by Barney to adjourn. Support by Miner. All ayes – motion carried. Meeting adjourned at 8:00 p.m.

Respectfully Submitted,



Michael Barney, Secretary