

**Barry County Planning Commission
Minutes
September 25, 2017**

The meeting was called to order at 7:00 p.m. by Clyde Morgan in the Community Room of the Tyden Building located at 121 South Church Street in Hastings. The Planning Commission members in attendance included Morgan, Levi Bolthouse, Jack Miner, Michael Barney, Robert Vanderboegh, and Jack Nadwornik. Ben Geiger was absent. Others in attendance included: James McManus, Garr Russell, Royce DeMond Jr., Levi Reigler, and other interested people.

Motion by Vanderboegh to approve the agenda as printed. Support by Nadwornik. All ayes – motion carried.

The Planning Commission reviewed the Minutes of August 28, 2017. Motion by Miner to approve the Minutes as printed. Support by Vanderboegh. All ayes - motion carried.

BUSINESS

Morgan explained the procedures of a public hearing.

Special Uses

SP-9-2017

Garr and Tina Russell

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

Russell said he wanted to have a home-based business to have a camper rental business. He noted he had a handful of campers on the property. He said he does minor repairs on-site as well.

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

Morgan asked if anyone was opposed.

Joshua Strait referred to the pamphlet he sent to the Planning Commission. He noted safety is his primary concern as the trailers are moved in and out. He said Russell had up to 15 trailers on the property. He noted the road is a private drive, and it has two blind corners. He noted the customers park their cars at the house.

Strait continued that the road does not have a maintenance agreement and he questioned who would pay for the road if it were damaged. He noted the use will affect property values. He said the trailers are visible to other properties. He noted Russell does not own all of the trailers.

Pam Schenkel, a neighbor, was also concerned about personal safety. She noted she had a fence installed. She stated that a lot of dust is generated by the road, and her son has asthma. She said the traffic and noise are an issue. She said Russell's address is listed on the web.

Schenkel continued that the traffic affects her use of the pool. She was concerned about the environmental impacts of the repair work. She was concerned about the number of people coming and going and who would monitor that.

Joseph Book, a neighbor, also mentioned the traffic and dust from the road. He was also concerned about any environmental issues with the repair work. He felt the business should be located on a main road.

Russell rebutted by saying there will be no customers on the property. He said he hoped to be allowed ten trailers on the property, and he is willing to work with the Planning Commission on the number.

Russell noted the systems are flushed at the campground so there are no risks. He said it was a contractor who created a driving issue on the road, not an employee.

Russell asked about the 300 foot rule. McManus noted notices are sent to anyone within 300 feet of the property, and it is published in the Hastings Banner, so anyone in Barry County can attend meetings.

Morgan closed the public hearing and reconvened the Planning Commission.

Nadwornik asked about employees. Russell said he had two drivers.

Nadwornik asked who does the repairs. Russell said he and one other person do the repairs.

Nadwornik asked about the gray water. Russell said it is removed at the campground.

Russell noted the website has been corrected to remove the home address.

Morgan asked if this was an issue of enforcement. McManus said yes.

Vanderboegh asked how many trailers were titled personally to Russell. Russell said five. Russell noted he also has an LLC.

Vanderboegh asked how many others would be on site.

Russell said he would like to have up to 12 total.

Vanderboegh asked how many were owned by other people. Russell said he had 50 units in his inventory.

Vanderboegh suggested having the non-owned trailers remain on their owners' lots.

Vanderboegh asked how seasonal the use was. Russell said it was primarily a summer use, but hunters will rent.

Vanderboegh asked about the site on Alden Nash. Russell said he can keep ten units on that site.

Vanderboegh asked if dust control/road maintenance had been discussed. Russell said he would be willing to do it and noted he paid double for the recent road improvements.

Morgan asked when the road had been last improved. Russell said it was done in April.

Barney asked where the trailers were located. Russell said they have several locations. Barney noted that Russell's property is at the end of the road, so other properties are affected.

Barney asked how many RV's can be permitted on a lot.

McManus said one RV permit can be issued in one calendar year.

Barney asked about junk vehicles. McManus said people are allowed up to two vehicles.

Barney asked about the size of the trailers. Russell said they can go up to 31 feet. It was noted there are a large number of trailers in the fleet.

Barney asked if the use was permitted, how many trailer trips would there be in a week. Russell noted the trailers have a seven-day minimum rental.

Barney asked about the hours of operation. Russell noted some trailers could be retrieved at night. Barney noted the site plan shows four possible site locations on the property. He stated having that many campers may not be residential. He asked about the service area. Russell said he has a three-stall barn.

Barney asked how many trailers could fit in a barn. Russell said one per stall.

Miner asked where the locations of the business were. Russell said Alto had ten units. Walker has six units, and the UP site had ten units. Russell said he hoped to have 10-12 on his home site.

Miner asked how the trailers were owned. Russell said he owned five and manages the others.

Miner said the barn would not be tall enough for campers that could be driven.

Miner asked what types of repairs were done. Russell said he repairs the trim, blinds, etc.

Miner asked if the business was managed on the internet. Russell said yes.

Miner asked where the trailers are winterized. Russell said he takes them to a dealer.

Miner asked if there are investors in the business. Russell said yes.

Miner noted Russell was in the growth phase.

Morgan asked how long Russell had lived there. Russell said about three years.

Bolthouse noted he had tried to contact Russell about managing his trailer, but nothing transpired. He asked how many employees Russell had. Russell said two.

Bolthouse asked how many hours per week they work. Russell said about 60.

Bolthouse asked how many of those hours were on site. Russell said 10-15.

Bolthouse asked if the septic systems on the trailers could be flushed at the house. Russell said no.

Bolthouse asked how much it costs to maintain the road. Russell said he paid \$3,000 last September. It was noted that was the first upgrade in 12 years.

Bolthouse asked about the screening and noted only three of the four designated areas are screened. Russell clarified that the staked area would not be used for parking.

Bolthouse noted the standard requires screening from the neighboring properties, not just the houses.

Morgan asked how long the road had been there. Russell said 12 years.

Morgan noted the width of the road was not enough for the trailers. Russell said he would be willing to invest in the widening of the road.

Morgan noted they should all go in for dust control.

Morgan was concerned about the trailers exiting the private drive onto Wood School Road. Russell noted there are many hilly drives in Barry County, and he has insurance.

Morgan said he could see real problems with the site.

Vanderboegh read Section 2302 parts 1-7. He noted parts 2, 3, and 6 were concerns for him.

Russell stated that farming produces noise and dust.

Nadwornik stated that home occupations are supposed to be in enclosed structures.

Barney noted the fence does not adequately screen the trailers. He noted the area is a residential neighborhood, and parking is not the best use.

Nadwornik asked how many trailers were Russell's personal trailers. Russell noted not all of his five were for personal use.

Bolthouse asked if Russell needed time to correct the site plan.

Miner questioned tabling the request if the requirements cannot be met.

Nadwornik noted the enclosed building requirement is still there. Barney suggested that effective screening could substitute for the enclosed building.

Motion by Barney to table Case No. SP-9-2017 for up to six months. Support by Bolthouse. Roll call vote taken. 3 ayes - 3 nays - motion failed.

Motion by Miner to deny Case No. SP-9-2017 per Section 2302 parts 2, 6, 7 and Section 2339 parts 1 and 2 of the Barry County Zoning Ordinance. Support by Vanderboegh. Roll call vote taken. 5 ayes - Barney nay - motion carried. Special use denied.

SP-10-2017

Royce DeMond, Jr.

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

DeMond noted he has had the location of the cemetery surveyed and he would like to be entombed in a mausoleum. He said there is access from the road to the cemetery.

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.

DeMond noted the Health Department has approved the site.

Morgan closed the public hearing and reconvened the Planning Commission.

Bolthouse asked about capping the number of burial sites. The Planning Commission discussed numbers.

Vanderboegh asked if the cemetery would be documented. McManus said the property would be divided and documented.

Miner questioned if a cap was needed. McManus noted a large cemetery was not being reviewed; they are only asking for a family cemetery.

Motion by Nadwornik to approve Case No. SP-10-2017 for up to 250 sites per Section 2302 parts 1-7. Support by Miner. Roll call vote taken. 6 ayes - 0 nays - motion carried. Special Use approved with one stipulation.

SP-11-2017

Levi Reigler

Morgan recessed the Planning Commission, opened the public hearing and asked Reigler to explain his request.

Reigler said he purchased the property in 2013. He noted the property had a house, garage, and an external accessory building on it. He noted the accessory building was used as a facility for the previous owner.

He noted the current contractors build wooden structures and sell them on Etsy.

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 asked if it was truly a contractor's facility. McManus noted the Planning Department felt the contractor's facility was the only category the use would fit in. He noted this request is the first request involving renting a building for a contractor's facility. He noted he has had other inquiries about people renting large accessory buildings.

Vanderboegh noted commercial buildings can be rented. McManus noted commercial uses in a commercial district are allowed by right.

Vanderboegh asked how close the neighbors were. Reigler said they are several hundred feet away from the building.

Morgan asked if any materials would be located outside the building. Reigler said everything would be inside except for a trailer to hold the scraps.

Morgan noted Reigler should have fire insurance. Reigler said he had insurance.

Reigler noted he uses the wood scraps for his wood burner.

Vanderboegh asked how large the building was. Reigler said about 4,000 square feet.

Barney asked about the parking and noted two per employee was required. Reigler said there was enough. Barney asked if any new lighting was going to be installed. Reigler said no.

Barney asked if they had set hours of operation. Reigler said no, but noted they do not normally arrive until noon. Barney said 8-9 would be appropriate.

Motion by Vanderboegh to approve Case No. SP-11-2017 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.

Farmland Agreements

17-04

Ronald and Amanda Hoeksma

McManus noted the property is 14 acres in size, of which 10 is in cultivation. He noted it is located in Section 2 of Irving Township and is zoned Rural Residential and planned to be Country Residential. He said both of those categories allow agricultural use.

Motion by Barney to recommend approval of 17-04 to the Board of Commissioners. Support by Bolthouse. All ayes - motion carried.

17-05

Kristopher and Stacy Javor

McManus noted Javor owns 57 acres of which 40 are tillable in Section 28 of Carlton Township. He noted the property is zoned Rural Residential and planned Country Residential. He said both of those categories allow agricultural use.

Motion by Vanderboegh to recommend approval of 17-05 to the Barry County Board of Commissioners. All ayes - motion carried.

17-06

Burdock Hill Land, LLC

17-07

Burdock Hill Land, LLC

17-08

Burdock Hill Land, LLC

17-09

Burdock Hill Land, LLC

McManus noted all of the properties are in Carlton Township, Section 16, 20, and 21. He said they are zoned Rural Residential and Agricultural and they are all planned to be Country Residential. He said all of the categories allow agricultural use by right.

Motion by Nadwornik to recommend approval of 17-06, 17-07, 17-08, and 17-09 to the Board of Commissioners. Support by Miner. All ayes - motion carried.

17-10

John and Elizabeth Lenz

17-11

John and Elizabeth Lenz

17-12

John and Elizabeth Lenz

McManus noted the three property requests are all in Section 22 and 27 of Hastings Township. He said the properties are all zoned Rural Residential and are planned to be Country Residential or Rural Conservation. He noted all of the classifications allow agriculture by right.

Motion by Barney to recommend approval of 17-10, 17-11, and 17-12 to the Board of Commissioners. Support by Vanderboegh. All ayes - motion carried.

Lake Odessa Master Plan Review

The Planning Commission noted that they were unable to look at it electronically. McManus commented that Lake Odessa's impact on the county would be minimal.

Public Comments

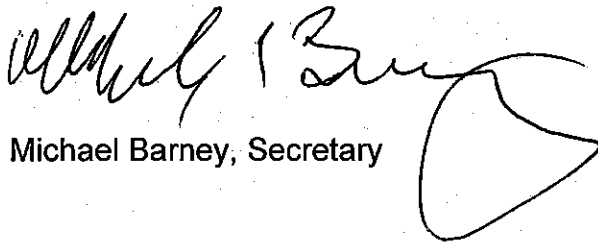
A man submitted pictures to the Planning Commission and noted that there were damaged barns and homes in Carlton Township.

McManus noted that Barry Township met with the MEDC about potential development programs, and it does not appear that the township will qualify for any current programs. He noted they are deciding of whether to continue with the RRC training and certification.

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

Meeting adjourned at 9:20 p.m.

Respectfully Submitted,



Michael Barney, Secretary