

**Barry County Planning Commission  
Minutes  
November 26, 2018**

The meeting was called to order by Clyde Morgan at 7:00 p.m. in the Community Room of the Tyden Center located at 121 South Church Street in Hastings. The Planning Commission members in attendance included: Morgan, Levi Bolthouse, Jack Miner, Joyce Snow, Ben Geiger, Robert Vanderboegh, and Jack Nadwornik. Others in attendance included: Emanuel Herschberger, Wayne Perry, Mike Powers, Barry County Planning Director James McManus, and other interested people.

Motion by Vanderboegh to approve the agenda as printed. Support by Snow. All ayes - motion carried.

Motion by Geiger to approve the Minutes of September 24, 2018. Support by Nadwornik. All ayes - motion carried.

**BUSINESS**

Morgan explained the procedures of a public hearing.

**Site Plan Reviews**

**Case No. PR-6-2018**

**Emanuel Herschberger (Property Owner)**

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

Herschberger said he had updated his site plan and included building design plans. He hoped to have everything approved at the meeting.

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.

Nadwornik asked if there would be any exterior lighting. Herschberger said no, but he may have a motion sensor on the door.

Vanderboegh asked about the diesel fuel tank. Herschberger said he would have a 500 gallon tank, but he could possibly have a 500 and a 1000 gallon tank.

Vanderboegh asked how water runoff from the roof will be managed. Herschberger said he would have eavestroughs that would run the water north and south of the roof.

Miner asked what the relative floor elevation was. It was noted the plan indicated 97.2 ft. Miner noted secondary containment was needed for the diesel tanks. Herschberger said he would put a concrete slab below the tanks. Miner noted it would need to be a curbed slab. Miner asked if the location of the building had changed from the previous plans. Herschberger said no.

Morgan noted the secondary containment for the diesel tanks must be large enough to capture an entire spill.

Morgan noted there was no detention basin on the plan.

He asked who owns Parcel B. Herschberger said he owned the neighboring parcel.

Morgan asked about any deliveries. Herschberger said he would get deliveries Monday through Friday, and said he could have light traffic on Saturdays.

Morgan asked what his hours of operation would be. Herschberger said 6-5 Monday through Friday, and 6-Noon on Saturdays.

Morgan noted the driveway goes next to the store. Herschberger said he recently purchased the store.

Morgan asked if Herschberger had any plans for the store. Herschberger said not currently.

Miner asked if there would be any traffic adjustments on the drive. Herschberger said no.

Miner asked what the drive will be constructed with. Herschberger said it has to be asphalt to the road right-of-way and then either crushed concrete or limestone into the property.

Miner asked about the truck traffic movement. Herschberger showed the Planning Commission how the trucks will wrap around the building.

Bolthouse asked about any outdoor storage. Herschberger said he would have metal roofing and lumber on a rack that would be 16 feet high with a small roof.

Miner asked where the rack would be. Herschberger said next to the back of the building.

Bolthouse asked if any trailers would be on-site. Herschberger said he has a dozen trailers.

Bolthouse asked if he had any other vehicles. Herschberger said no.

Motion by Geiger to approve Case No. PR-6-2018 with the stipulation that the diesel fuel tanks have secondary containment. Support by Snow. All ayes - motion carried.

**Case No. PR-7-2018**

**Desine Inc. (Applicant)  
Orangeville Express Stop LLC (Property Owner)**

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

Wayne Perry noted Mike Corrigan and Corrigan Oil recently purchased the Orangeville Express Stop and the other property that had an old office on it. He noted there is currently a gas station on the property, and they have removed the office building. He noted they will completely remove and replace the gas station and canopy. He commented that the existing canopy is in the road.

Perry said they will be installing new pumps as well as new storage tanks. He said they will be starting over from scratch.

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 noted they are required to comply with state guidelines. McManus noted they will collect any permits when the actual zoning permit is applied for.

Bolthouse asked about stormwater collection. Perry said all storm water will be collected on site and slowly discharged into the creek. He noted there will be underground chambers below the parking lot which will allow slow infiltration and discharge of excess storm water.

Geiger asked about snow removal. Perry said it will be plowed to the lot north of the station.

Vanderboegh asked about any fuel spill collection. Perry said there is an oil separator in the underground chambers.

Morgan asked where the discharge outlet would be. Perry said it will be between the dumpster and the station. He said the water will go into the floodplain.

Morgan asked about the lighting. Perry said the canopy lighting will be down lit.

Perry noted a new well permit has been issued for the new structure and noted the drainfield will be north of the building. He said there will be defined entries which will lessen the pavement.

Motion by Vanderboegh to approve Case No. PR-7-2018 as submitted. Support by Snow. Roll call vote taken: 7 ayes - 0 nays - motion carried.

**Case No. PR-8-2018**

**Bay Corp Inc. (Property Owner)**

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

Powers distributed a drawing of the amended storage building to the Planning Commission. He noted he needs more storage space, and he would like to add 12 ft in length to the previously approved structure. He said the width would still be 16 feet. He said the storage building will increase in size from 400 to 592 square feet. He said the addition will be on the south side of the building.

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.

Snow asked if it would affect the parking. Powers said no.

Geiger asked why the proposed size was not in the original drawing. Powers said he thought he had more storage space in the conference center, but they need more. Geiger asked what would be stored. Powers said tables, chairs, Christmas decorations, and possibly a golf cart.

McManus noted that any change to building size in a PUD must be approved by the Planning Commission.

Motion by Bolthouse to approve Case No. PR-8-2018 as submitted. Support by Geiger. Roll call vote taken: 7 ayes - 0 nays - motion carried.

**Farmland Agreements**

**#18-13 - #18-14**

**Brandon Schantz  
Derik Schantz**

McManus noted both of the parcels are in Section 3 of Maple Grove Township. He said the area is both zoned and planned Agricultural.

Motion by Nadwornik to recommend approval of PA116 requests #18-13 and #18-14 to the Board of Commissioners. Support by Miner. All ayes - motion carried.

**#18-15**

**Larry & Tammy Kuperus**

McManus noted the property is in Irving Township, and said the parcel number on the clerk's notice was incorrect and should read 08-08-011-017-00. He said the parcel is both planned and zoned Rural Residential.

Motion by Vanderboegh to recommend approval of PA116 request #18-15 to the Board of Commissioners. Support by Snow. All ayes - motion carried.

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

Meeting adjourned at 7:50 p.m.

Respectfully submitted,



Joyce Snow, Secretary