

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
MARCH 9, 2017**

The regular meeting of the Charter Township of Hampton Planning Commission was called to order at 7:00 p.m. by Chairperson Basket in the Boardroom of the Hampton Township Administrative Offices.

PRESENT: Basket, Klass, Helminiak, Talaga, Dewyse, Brey

ABSENT: Mulders

ALSO PRESENT: Sheppard, Eggers, Hebner, Dewyse, Benchley, Rybak, 10 people in the audience.

Motion by Talaga seconded by Helminiak that the minutes of the January 12, 2017, meeting be approved as printed and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications.

NEW BUSINESS:

Bay County Medical Care Facility, 564 W Hampton Rd., appeared before the board to request a special use permit and site plan approval to renovate the facility with a new administrative addition and sunrooms on the east and west ends.

Discussion was held on the following: Scope of the project is to add two new sunrooms on the east and west ends of the wings, addition to accommodate administrative office space in the front, new fencing and exterior improvements. They would update the inside of the facility with electrical upgrades, geothermal hookup, and interior and exterior cosmetic's. The sidewalks in the courtyard would be replaced. The project would be done in phases which would be completed over the course of approx. two years. Funding is in place for entire project.

Eggers reviewed his notes. Proper grading needs to be shown on an updated site plan. No signage was shown, as the sign had already been updated. Deferred parking is adequate.

Motion by Dewyse seconded by Talaga to approve the special use permit to Bay County Medical Care Facility, 564 W Hampton Rd., to renovate the facility with a new administrative addition, sunrooms on the east and west ends, and interior and exterior cosmetic's.

AYES: Dewyse, Talaga, Basket, Brey, Helminiak, Klass

NAYES: None

ABSENT: Mulders

Motion carried.

Motion by Dewyse seconded by Helminiak to approve the site plan to Bay County Medical Care Facility, 564 W Hampton Rd., to renovate the facility with a new administrative addition, sunrooms on the east and west ends, and interior and exterior cosmetic's, with the following conditions: Provide a grading plan for the driveway replacement in the front of the building. If the construction stops for more than one year a new site plan approval would be required. The building inspector has discretion in how the permits are pulled for this project.

AYES: Dewyse, Talaga, Basket, Brey, Helminiak, Klass

NAYES: None

ABSENT: Mulders

Motion carried

UNFINISHED BUSINESS:

Discussion was held on ordinance updates and changes. All the temporary uses changes that have been made are still good.

Discussion was held on large banquet facilities in the AG zone. Does this use fit within the township? The ordinance should be put on hold until the township receives a request.

Motion by Basket seconded by Talaga to table the ordinance change regarding banquet facilities in the AG zone. Motion carried.

OPEN TO THE PUBLIC:

Jose, owner of El Mexicano Restaurant, 3593 Center Ave, questioned what procedure he must follow to change El Mexicano into a Brazilian Steakhouse with an addition of 2380 sq. ft. on the front and west side of the building. He was instructed to apply for a variance for the front yard setback and deferred parking. If the variance was granted he could apply for site plan approval from the planning commission.

Motion by Dewyse seconded by Klass that the meeting adjourn. Motion carried.
Meeting adjourned at 8:10 pm.

Respectfully submitted:

Mark Basket, Chairperson

Jodie Hebner, Recording Secretary