

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
MAY 11, 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: Klass, Brey, Basket, Dewyse

ABSENT: Helminiak, Mulders, Talaga

ALSO PRESENT: Sheppard, Eggers, Joe Dewyse, Benchley, Foret, and 15 people in the audience.

Motion by Klass seconded by Brey that the minutes of the April 13, 2017, meeting be approved as printed and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications.

UNFINISHED BUSINESS:

There were no unfinished business.

NEW BUSINESS:

John Morey, representative of New Hope Bay, LLC at 668 N Pine Rd., appeared before the board to request a special use permit for the construction of a 74,595 sq. ft. addition to the current assisting living facility.

Discussion was held on the following: The addition would include independent living facilities with each unit having their own utility hook ups, stove, washer and dryer. There was discussion regarding the pump station across the road at the Meijer store in need of upgrades as the pump is not large enough to accommodate the extra usage it has been receiving from the new assisted living facilities. This addition would add to that usage as well. There was discussion about New Hope and the neighbor Hampton Manor sharing the cost of upgrading the pump station. This would need to be worked out with the township executive board.

Additional discussion was held on the following: A sidewalk is not shown on the landscaping plan, shrubs are not shown either. May need more handicapped parking spaces. Applicant has not provided adequate elevation drawings.

At this time the meeting was open to the public for comment.

Foret stated that the cost of the pump station upgrade should be shared with New Hope Bay, Hampton Manor, and possibly, Amvets who recently hooked into that pump station as well.

At this time the meeting was closed to the public.

Motion by Dewyse seconded by Klass to approve the special use permit to New Hope Bay, LLC at 668 N Pine Rd., to construct a 74,595 sq. ft. addition to the existing facility to house independent living space with the following conditions:

Adding at least two more handicapped parking spaces, updated landscaping plan showing the sidewalk and shrubs, provide elevation drawings, and discuss the possibility of upgrading the pump station with the township.

AYES: Dewyse, Klass, Brey, Basket

NAYES: None

ABSENT: Helminiak, Talaga, Mulders

Motion carried.

John Morey, representative of New Hope Bay, LLC at 668 N Pine Rd., appeared before the board to request a site plan review for the construction of a 74,595 sq. ft. addition to the current assisting living facility.

Discussion was held on the following: all the same conditions as the special use permit. Signage will be applied for and addressed separate from this site plan. Eggers discussed his review. The planning commission can approve the site plan with the condition that updated plans be submitted and approved by the engineer, planning commission chair, and the building inspector prior to obtaining a building permit.

Motion by Klass seconded by Brey that the site plan for New Hope Bay, LLC of 668 N Pine Rd., to construct a 74,595 sq. ft. addition to the current assisting living facility be approved with the following conditions: signage will be taken care of with a separate permit, planners items of concerns in report must be taken care of with the approval from M. Basket, R. Eggers, and J. Dewyse prior to a building permit being issued.

AYES: Klass, Brey, Basket, Dewyse

NAYES: None

ABSENT: Helminiak, Talaga, Mulders

Motion carried

Jerome Somalski, Bay Landscaping, 1630 N SE Boutell Rd., appeared before the board to request a special use permit to construct a pond.

Discussion was held on the following: A culvert will be constructed, used during construction of the pond, and then removed after the project is finished. The applicant still needs approval from the road commission and drain commission. Property lines are not shown accurately on the site plan. Valve installation in the pond intake to prevent backflow. Need an accurate grading plan. Mosquitos will not be an issue.

At this time the meeting was open to the public. No one addressed the board.

Motion by Basket seconded by Klass to approve the special use permit to Jerome Somalski, Bay Landscaping, 1630 N SE Boutell Rd., to construct a pond with the notes from the planners review.

AYES: Basket, Klass, Brey, Dewyse
NAYES: None
ABSENT: Talaga, Mulders, Helminiak
Motion carried.

Jerome Somalski, Bay Landscaping, 1630 N SE Boutell Rd., appeared before the board to request site plan approval to construct a pond.

Discussion was held on the following: site plan review has all the same conditions as the special use approval.

Motion by Dewyse seconded by Klass to approve the site plan to Jerome Somalski, Bay Landscaping, 1630 N SE Boutell Rd., to construct a pond with the notes from the special use permit.

AYES: Dewyse, Klass, Basket, Brey
NAYES: None
ABSENT: Talaga, Mulders, Helminiak
Motion carried

OPEN TO THE PUBLIC:

Lehman Miller Construction asked the board for approval for the El Mexicano restaurant for the site plan. They revised their plan to not need variances regarding the setback and parking. They were instructed to make application to the township for site plan review.

Bob Querback, 627 Borton Rd., asked the board if anything has been done with the ordinance regarding a second story on a garage. It has been determined that second stories are not allowed on garages and the planning commission doesn't see that changing.

May 11, 2017
Planning Commission
Page 4

Motion by Dewyse seconded by Klass that the meeting adjourn. Motion carried.
Meeting adjourned at 8:40 pm.

Respectfully submitted:

Mark Basket, Chairperson

Jodie Hebner, Recording Secretary