

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
JULY 12, 2018**

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 Hampton Township Hall.

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

ABSENT: Talaga

ALSO PRESENT: Sheppard, Hebner, Close, Schafer-Andress, Joe Dewyse, Benchley, Close and 23 people in the audience.

Motion by Dewyse seconded by Helminiak that the minutes of the June 14, 2018, be approved and that the reading of the minutes be waived. Motion carried.

NEW BUSINESS:

Fisher Contracting appeared before the board to request a special use permit to construct an irrigation pond located at 484 W Hampton Rd, Bay County Golf Course.

Discussion was held on the following: John, Fisher Contracting discussed the planners notes. There will not be a fence unless the board requires one. No one has ever seen a fence around a pond on a golf course. Stagnation should not be an issue since the pond will be used for irrigation. None of the other ponds at the golf course currently have circulation and they are smaller in size. Mosquitos are currently not a problem. Slope in the water is 1:5 or 1:6 up to 3 feet.

At this time the meeting was open to the public.

Diane Scharffe, 1765 Ironwood, What is the truck route and will it change from what it currently is for Mulders' pond? Fisher is going to look into changing the route and the project won't start until the first part of 2019.

Gordon Wall, 740 W Hampton Rd., How many people have to oppose for the project to get rejected? The decision is only subject to the board members. Mr. Wall also asked about bird droppings.

Ruth Hamilton, 670 Ironwood, How long the project is going to take, and how many ponds can get approved in one neighborhood? Would like to see an alternate truck route.

Discussion continued: The trucks are legal for the haul route. The road is built for these trucks and what they haul. The road commission is aware of the route and has approved it.

Eugene Vandemark, 1810 Ironwood, concerned about the number of kids at the apartment complex across the street coming over to swim or fish in the pond. The pond is separated by a ditch with two crossings. Would also like to see the roads kept better. The watering down of the roads cause a muddy mess. They should brush the road.

Eric Jhyla, 1800 Ironwood, mentioned there are no other golf courses in the area with a fence around a pond.

At this time the meeting was closed to the public.

Eggers further discussed the 9 conditions that have to be met for ponds. And that all other ponds granted have met those conditions. The bridges across the ditch can be closed off to eliminate access to the pond from Knight Rd. Applicant should submit a maintenance plan or install a circulation pump.

Motion by Mulders seconded by Brey to approve the special use permit to Fisher Contracting to construct an irrigation pond at 484 W Hampton Rd., Bay County Golf Course with the following conditions: The slope in the water must be shown at 1:4, a maintenance plan shown from the county or a circulation pump installed, an alternate route to be looked at and get a denial from the Road Commission, the bridges across the ditch be fenced in on the Golf Course side making it inaccessible to people.

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

NAYES: None

ABSENT: Talaga

Motion carried.

Fisher Contracting appeared before the board to request a site plan review to construct an irrigation pond located at 484 W Hampton Rd, Bay County Golf Course.

Discussion was held on the following: if all provisions in the special use permit are fulfilled the site plan should be approved.

Motion by Mulders seconded by Brey to approve the site plan review to construct an irrigation pond located at 484 W Hampton Rd, Bay County Golf Course.

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

NAYES: None

ABSENT: Talaga

Motion carried.

Life Church, 888 N Pine Rd, appeared before the board to request a site plan approval to hold a church assembly in the old Hampton movie theater.

Discussion was held on additional information that needs to be shown on the site plan. Setbacks, parking calculations, lighting, signage and utilities/drainage all must be shown on the site plan for further approval.

Brey left the meeting at 8:10 pm.

Discussion continued on the following: What is the attendance of the other church locations and what would be the operating hours be for this location. Sunday mornings only 1 ½ hours to 2 hours. There are approximately 27 vehicles at the Midland location. The seating would accommodate 100-150 chairs. The parking calculations are 1 parking spot per four people.

Motion by Dewyse seconded by Mulders to table the site plan review to Life Church, 888 N Pine Rd, so an accurate site plan can be provided, showing a seating plan, parking calculations, lighting, signage, setbacks, utilities & drainage.

AYES: Dewyse, Mulders, Helminiak, Basket, Klass

NAYES: None

ABSENT: Talaga, Brey

Motion carried.

Discussion was held on Dustin Gwizdala, W Borton Rd, regarding the tabled site plan review to construct a residential pond. The berm will be on both sides of the pond. The site plan still needs the floor elevation of the house, pond elevation, and cross section of existing berm labeled on the site plan. Applicant will need a document from Hampton Township or the Road Commission stating the drain is on the applicant's side of the road and has the capacity to accommodate the drainage. Is there a perimeter drain on the property?

Applicant to provide an update site plan prior to the next planning meeting to get on the agenda.

OPEN TO THE PUBLIC:

No one addressed the board

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