

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
JULY 13, 2017**

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

PRESENT: Brey, Dewyse, Helminiak, Mulders

ABSENT: Basket, Talaga, Klass

ALSO PRESENT: Sheppard, Eggers, Joe Dewyse, Hebner, Schafer-Andress, Rybak, and 3 people in the audience.

Motion by Mulders seconded by Helminiak that the minutes of the June 8, 2017, meeting be approved and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications.

UNFINISHED BUSINESS:

There were no unfinished business.

NEW BUSINES:

Alice Fenske, 348 Bowker Rd., appeared before the board to request a special use permit to allow the increase of a nonconformity by reducing lot size.

Discussion was held on the following: the applicant wants to sell 18 feet of her property to the adjacent landowner. The parcel is less than 1 acre minimum required in the Ag zone. The administrative office noted that the paper failed to notice the hearing, but notices were mailed to nearby residents per the requirement. There are no issues with the special use, however it needs to be legally published.

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

Motion by Mulders seconded by Helminiak to table the special use permit to Alice Fenske, 348 Bowker Rd., for legal publication and re-notice property owners within 300 feet.

AYES: Mulders, Helminiak, Dewyse, Brey

NAYES: None

ABSENT: Talaga, Klass, Basket

Motion carried.

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John Billette, representative for Oakland Orthopedic, 513 & 517 Mulholland appeared before the board to request a site plan review to construct a 4,272 sq. ft. addition to the current medical supply facility.

Discussion was held on the following: Rob reviewed his report. Applicant received three variances from the ZBA for the following: rear yard setbacks, green strip, and parking lot setback. Parking would be approved if the deferred spaces were shown on the plan. The planner needs to look at the lighting plan provided at this meeting. There were no drainage calculations provided. The township received a letter from the drain commission's office stating that the project is fine. The planner determined that a 4' high solid fence and spruce trees would be adequate to stop vehicle headlights from shining on the residence adjacent to these lots. There is an existing swale.

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

Motion by Mulders seconded by Brey to approve the site plan for Oakland Orthopedics, 513 & 517 Mulholland to construct a 4,272 sq. ft. addition to the current medical supply facility with the following conditions: Lighting plan be approved by the planner, plans need to show three deferred parking spaces, and planner is to confirm with drain commission that they have adequate drainage.

AYES: Mulders, Brey, Helminiak, Dewyse

NAYES: None

ABSENT: Talaga, Klass, Basket

Motion carried.

A public hearing was conducted on updating the Zoning Ordinance 36A amendments.

Discussion was held on the following ordinances: Temporary uses and permits, outdoor storage and sales of goods, and large animal vet clinic. The board would open the meeting to the public for input and then recommend to the board of trustees for introduction and adoption. Nothing has changed since the last time the wording was discussed.

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

Motion by Mulders seconded by Helminiak to approve the ordinance changes and recommend to the board of trustees for introduction and adoption.

AYES: Mulders, Helminiak, Dewyse, Brey

NAYES: None

ABSENT: Talaga, Basket, Klass

Motion carried.

OPEN TO THE PUBLIC:

Bob Querback, 627 Borton Rd., presented the board with findings within the township where there are detached garages that seem to have a 2nd story.

Discussion was held on the following: Does the board want the planner to look at changing the ordinance to allow 2nd stories on garages with conditions? There is clear distinction in the ordinance between garages and accessory buildings. Setback for garages and accessory buildings may need to be looked at. The height of the garages should not exceed the height of the house.

The board is asking the planner to present wording for 2nd story garages and also come up with valid definitions for garages and accessory buildings.

The attorney addressed the board in regards to New Hope Bay. A deed was recorded with a split for Phase II under a separate LLC. A land split had not been approved by the township as this time. It was determined that New Hope Bay would have to come back to the planning commission for site plan review and possibly special use.

At this time the meeting was closed to the public.

Motion by Mulders seconded by Helminiak that the meeting adjourn. Motion carried.
Meeting adjourned at 8:25 pm.

Respectfully submitted:

Gerald Dewyse, Pro Tem Chairperson

Jodie Hebner, Recording Secretary