

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
SEPTEMBER 14, 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, Klass

ABSENT: Talaga, Basket

ALSO PRESENT: Sheppard, Eggers, Joe Dewyse, Hebner, Benchley and 3 people in the audience.

Motion by Helminiak seconded by Mulders that the minutes of the August 10, 2017, meeting be approved and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications.

UNFINISHED BUSINESS:

Discussion continued on updating the ordinance to allow 2nd story garages. Eggers reviewed more handouts. The first question that needs to be answered is, Does the township want to allow 2nd story garages? Garages are not the same as accessory buildings. Setbacks should depend on the height of the garage. The height of the 2nd story cannot exceed 7 ½ feet anywhere. This would allow it not to be living space. The safety issues with 2nd story garages are secondary exits and smoke alarms. The board cannot include the state building codes in the ordinance.

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

Discussion continued on the following: The sleeping quarter's code is a ½ bath, electrical service, and smoke alarms. The height of the garage should not exceed the height the house. The building permit could contain a covenant that needs to get recorded at the Deeds office. The planning commission should get the input of the board of trustees to see if they are in favor of 2nd story garages, since they will have the ultimate say on whether to allow them or not.

Motion by Mulders seconded by Brey to have Klass and Sheppard present the 2nd story garage discussion to the board of trustees to get their opinion on whether to move forward or not. Motion Carried.

NEW BUSINES:

Jerome Somalski, 1627 N Jones Rd, appeared before the board to request a special use permit to allow the increase of a nonconforming use.

Discussion was held on the following: The land that is being questioned is an eye sore. The applicant will clean it up and use the property for the surrounding areas. The special

use would enhance this property. This will not create a hardship with the existing property. The sale of 330 feet back is already non-conforming.

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

Motion by Mulders seconded by Helminiak to approve the special use permit to Jerome Somalski, 1627 N Jones Rd, to allow the increase of a nonconforming use.

AYES: Mulders, Helminiak, Klass, Dewyse, Mulders

NAYES: None

ABSENT: Talaga, Basket

Motion carried.

OPEN TO THE PUBLIC:

Joe Dewyse addressed the board regarding of feeding wild animals.

Becky Friday, 851 S Powell discussed her concerns with the neighbor feeding skunks and opossums intentionally and also burning household garbage. She read an excerpt from the zoning ordinance that stated the ZBA and zoning enforcer has the ability to take of this.

That part of the ordinance was taken out when the ordinance was last updated regarding the keeping of animals. The ordinance doesn't define if the keeping of means the same as feeding them.

The health department will not take care of the animals, but may be able to take care of the burning garbage. The board recommended that Becky Friday go to the board of trustees meeting and voice her concern there as well.

Motion by Klass seconded by Brey that the meeting adjourn. Motion carried. Meeting adjourned at 8:15 pm.

Respectfully submitted:

Mark Basket, Chairperson

Jodie Hebner, Recording Secretary