

**CHARTER TOWNSHIP OF HAMPTON  
PLANNING COMMISSION  
JANUARY 11, 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, Dewyse, Helminiak, Mulders, Klass, Talaga, Basket

ABSENT: None

ALSO PRESENT: Sheppard, Eggers, Joe Dewyse, Hebner, Close, Samyn, Schafer-Andress, Benchley and approx. 75 people in the audience.

Motion by Mulders seconded by Dewyse that the minutes of the December 12, 2017, meeting be approved and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications.

NEW BUSINESS:

Police Chief, Bryan Benchley, appeared before the board to request a special use permit to allow the construction and operation of a gun shooting range on Arms Road, owned by the township.

Discussion was held on the following: Chief Benchley explained the range was going to be used for officer training only. The range would be used about four times a year by Hampton Township, the Sherriff's department, and The City of Bay City. There would be a chain link fence with a 20' berm surrounding the area. Eggers discussed his report. If the special use is approved the applicant would need to come back for site plan approval. The planning commission can approve the special use with conditions based on the site plan.

At this time the meeting was open to the public: Basket stated that comments will be allowed for no more than 5 minutes per person.

Don Horner, 238 W Hampton Rd., stated the values of the surrounding properties are going to decrease, the gun range is going to create a lot of noise, there is too much residential property out there, and there is no benefit to the township for the gun range. The gun range also creates a safety issue with it being so close to the oil wells and power lines. The officers should belong to a gun club for this kind of use.

Tammy Schmidt, 437 Arms Rd., stated she doesn't want the rapid fire noise around there. It would scare the dogs and animals that she has. And it is not a safe area to be shooting.

Steve Roe, 291 Arms Rd., stated he doesn't want the noise and the gun range doesn't fit in that area. And what is the Admin building on the application about. It seems like there is a lot of gray area.

Tim Walraven, 2025 N Knight Rd., asked who is going to maintain the area and will the land ever be developed into more usage than just a gun range.

Steve List, 174 W Hampton Rd., stated there is the nature trail behind this area where people walk. It's not safe for those people.

Al Burke, 415 Arms Rd., stated the township is supposed to protect people and why would the township want this.

Dave Woods, 455 Arms Rd., stated the building cannot be built until the proper plans are in place.

Dick Spencer, 22 W Hampton Rd., stated he doesn't have a problem with the gun range, but the township should look at other locations with less housing.

Joan Czerwinski, 1130 W Hampton Rd., asked if the residents get to vote on this.

Chief Benchley stated that the board can turn the request down, it was just an idea the officers in the county wanted to look at.

At this time the meeting was closed to the public.

Motion by Talaga seconded by Mulders that the special use permit for Chief Bryan Benchley to construct and operate a gun range on Arms Road be denied. The reason being that it is not harmonious to the surrounding area.

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

NAYES: None

ABSENT: None

Motion carried.

At this time the meeting was moved to the Board Room of the Hampton Township Administrative Offices

UNFINISHED BUSINESS:

Discussion was held on 2<sup>nd</sup> story garages and walls and fences regarding holding a public hearing when more items need to be noticed.

Chairperson Basket, explained what was discussed at the DDA meeting in regards to changing part of the business district on Center Ave from commercial to industrial. Eggers went through his report and had discussion regarding updating the master plan, the future land use map, rezoning districts, planned enterprise districts and conditional rezoning.

Discussion continued on Planned Enterprise Districts and what the approval standards should be. Minimum of one acre and what is allowed per Chapter 11 regarding PED's.

The board agrees to pursue updating the future land use map and look at updating the master plan. An approx. budget to update the master plan should be presented to the board of trustees of not more than \$5000.00. The time frame to have all changes in place could be anywhere from three to six months.

At this time the meeting was open to the public:

Matt Kowalski, real estate agent, stated how he would like all the changes to be done as quickly as possible. He has potential clients looking for building in the commercial zone that would be used for medical marijuana. And that this is a very fast growing industry.

Nick Steffens, Pure Re-leaf company also noted that he would like to see the township move as quickly as possible as they would like to start a medical marijuana facility in a large vacant building on Center Ave. Nick asked if there was any way to speed this process up to allow them into the building within a few months. The timeframe for them to get on board with the medical marijuana is very short and they would like to move very quickly or the opportunity would be missed.

At this time the meeting was closed to the public.

Motion by Basket seconded by Dewyse that the meeting adjourn. Motion carried.  
Meeting adjourned at 9:15 pm.

Respectfully submitted:

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Mark Basket, Chairperson

Jodie Hebner, Recording Secretary