

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
FEBRUARY 8, 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, Mulders, Klass, Talaga, Basket

ABSENT: Helminiak

ALSO PRESENT: Sheppard, Eggers, Hebner, Close, Samyn, Schafer-Andress, and 15 people in the audience.

Motion by Talaga seconded by Mulders that the minutes of the January 11, 2018, meeting be approved and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications.

NEW BUSINESS:

Sharon LeBrun, 1026 N Farley Rd., appeared before the board to request a special use permit to allow a farm land split with non-conforming accessory buildings.

Discussion was held on the following: The planner discussed his review. Only two accessory buildings are allowed on a split with a special use permit. One of the buildings needs to be removed. The applicant wants to keep only the large building. The other two buildings are very small "chicken coops". After further discussion, the site plan was revised and initialed by the applicant that one small coop will be removed and the other two buildings will remain. The commission can put a condition of a time frame of when the "coop" has to be removed.

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

Motion by Klass seconded by Mulders to approve the special use permit for Sharon LeBrun, 1026 N Farley Rd, to allow a farm land split with non-conforming accessory buildings with the following conditions: one of the small buildings has to be removed by June 1, 2018.

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

NAYES: None

ABSENT: Helminiak

Motion carried.

John Billette, Civil Engineering representing, Marto Enterprises, owner of Auburn PT, 2750 Center Ave., appeared before the board to request a site plan review to remodel the building that used to be Huntington Bank and operate a physical therapy business.

Discussion was held on the following: The planner discussed his review. The applicant reviewed the updated site plan. The access plan needs to be reviewed as it's not clear if there is a shared easement. The assessor can look up the deed and check on the easement. If an easement does exist, the plan would be approved.

Motion by Talaga seconded by Mulders to approve the site plan for Auburn PT, 2750 Center Ave., to remodel an existing bank into a physical therapy business with the following condition: The shared easement agreement be looked into by the assessor and, the attorney can give final approval if it exists.

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

NAYES: None

ABSENT: Helminiak

Motion carried.

Dan Schingeck, owner of Hampton Auto, 77 N Tuscola Rd., appeared before the board to request a site plan review of a 45' X 36' addition to the rear of the existing building.

Discussion was held on the following: The planner discussed his review. Parking now becomes a concern as more square footage is being added. The drive way on the south side of the building is not wide enough for two way traffic. There are a total of 7 employees. The accessory building shown is sitting in a parking spot. The accessory building needs to be relocated. Additional lighting should be approved by the zoning administrator.

Motion by Mulders seconded by Dewyse to approve the site plan for Hampton Auto, 77 N Tuscola Rd. to construct a 45' X 36' addition with the following conditions: There cannot be two way traffic on the side of the building, and the accessory building has to be moved and shown off of the parking spot.

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

NAYES: None

ABSENT: Helminiak

Motion carried.

UNFINISHED BUSINESS:

The planner discussed his handouts regarding medical marijuana facilities and modifying the zoning ordinance and to regulate what the township board enacted. There was discussion about what happens when the medical marijuana becomes legal. The township would also have to change its regulations.

Medical marijuana facilities would have to follow special use standards. The planner reviewed these standards in his review. What should the minimum lot size be, the

setbacks, lot frontage, and lot coverage in each zone. He compared the current zone to what he is proposing for the medical marijuana. It was determined that outdoor grow facilities should not be allowed.

The planner is to make all discussed changes to the special use standards and present at the next meeting and see if it's possible to go for a public hearing the meeting after the next.

The planner reviewed his report on what the steps are to be taken to update the Master Plan. The township has to notice surrounding communities about the update. The board needs to discuss merging I1 and B1 zone together for adaptive use of vacant properties to become a planned enterprise district. The entire area has to be made available for future use and individual rezoning. The boundaries in B1 should be east of Pine up to the city limits

At this time the meeting was opened to the public. Matt Kowalski stated he has another customer interested in a 40,000 sq ft building for medical marijuana.

Motion by Talaga seconded by Brey that the meeting adjourn. Motion carried. Meeting adjourned at 8:30 pm.

Respectfully submitted:

Mark Basket, Chairperson

Jodie Hebner, Recording Secretary