

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
MARCH 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, Mulders, Klass, Talaga, Basket, Helminiak

ABSENT: Dewyse

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

Motion by Mulders seconded by Helminiak that the minutes of the February 8, 2018, meeting be approved and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications.

NEW BUSINESS:

Mike Mulders, 840 W Hampton Rd, appeared before the board to request a special use permit to construct an irrigation pond.

Discussion was held on the following: Three gates are going to be added to the fence. The discharge will be as it is currently. There will be a 26' pump for circulation. All discharge water will flow back into the pond. Fisher contracting stated the project will last about 22 days. The dust will be controlled and the hours of operation will be within the guidelines of the township's noise ordinance. Possibility of reversing the truck route.

At this time Rob Eggers discussed his report and most of the issues stated have been resolved. A new set of "as built" plans need to be submitted to the township. These new plans must include the following: gates, a taller fence, the volume of spoils to be removed, and the capacity of the pond. A soil erosion and building permit must be obtained.

At this time the meeting was open to the public.

Charles Laskowski, 1812 N Jones Rd, is supporting the pond and this will help with his standing water issue in his yard.

Steve Asel, representing his son at 806 W Hampton Rd, asked what if the pump station fails. The pump stations is gravity fed, so it would perform as it has the last 60 years. There should be no issues if the pump station fails.

Fisher contracting stated the dust will be mitigated at the road as well as at the site area.

At this time the meeting was closed to the public.

Motion by Talaga seconded by Helminiak to approve the special use permit to Mike Mulders, 840 W Hampton Rd, to construct an irrigation pond with the following conditions: Fence gets changed to 6' high, dust on the road and at the site is controlled by the applicant/contractor. Test the truck route for a few days and if complaints come about, look at reversing the route. "As build" set of plans must be submitted to the township.

AYES: Talaga, Heminiak, Klass, Mulders, Basket, Brey
NAYES: None
ABSENT: Dewyse
Motion carried.

Mike Mulders, 840 W Hampton Rd, appeared before the board to request a site plan review to construct an irrigation pond.

Discussion was held on the following: All the requirements listed in the special use permit pertain to the site plan. An updated set of plans must include the calculations for removal and 6' high fence shown. An "as built" set of plans must be submitted to the township.

Motion by Helminak seconded by Klass to approve the site plan for Mike Mulders, 840 W Hampton Rd, to construct an irrigation pond with the following conditions: All conditions set forth in the SUP be adhered to and a new "as built" set of plans submitted.

AYES: Heminiak, Klass, Talaga, Mulders, Basket, Brey
NAYES: None
ABSENT: Dewyse
Motion carried.

Jeff Jacobs, 935 E Center 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: It appears there are three accessory buildings on the lot. Two of them are only 30" apart. The buildings act as one. The buildings can be connected by a wall and a breezeway. A covenant should also be recorded stating that if anything happens to any of the buildings they cannot be rebuilt.

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

Motion by Talaga seconded by Klass to approve the special use permit to Jeff Jacobs, 935 E Center Rd., to allow a farm land split with nonconforming accessory buildings with the following conditions: The two buildings need to be connected with a wall or breezeway.

A covenant has to be recorded at the register of deeds office and the 41' driveway needs to be maintained.

AYES: Talaga, Klass Heminiak, Mulders, Basket, Brey
NAYES: None
ABSENT: Dewyse
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

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Jodie Hebner, Recording Secretary