

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
APRIL 12, 2018**

The regular meeting of the Charter Township of Hampton Planning Commission was called to order at 7:02 p.m. by Chairperson, Basket, in the Hampton Township Hall.

PRESENT: Brey, Mulders, Klass, Basket, Helminiak, Dewyse

ABSENT: Talaga

ALSO PRESENT: Sheppard, Eggers, Hebner, Close, Samyn, Schafer-Andress, Joe Dewyse, Kasper, Benchley and 7 people in the audience.

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

COMMUNICATIONS:

There were no communications.

NEW BUSINESS:

James Hugo, 996 N Farley Rd., appeared before the board to request a special use permit for a farm land split

Discussion was held on the following: Three gates are going to be added to the fence. The discharge will stay as it is. All discharge water will flow back into the pond. There will be a 26' pump installed for circulation. 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 in support of 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 happens 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.

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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: The fence gets changed to 6' high. Any dust on the road and at the site is controlled by the applicant/contractor. The applicant can test the truck route for a few days and if complaints come about, they will need to look at reversing the route. An "as built" set of plans must be submitted to the township.

AYES: Talaga, Helminiak, 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 of the spoils and 6' high fence shown. An "as built" set of plans must be submitted to the township.

Motion by Helminiak 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: Helminiak, 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.

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

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

UNFINISHED BUSINESS:

Rob discussed the updates to the future land use map and the master plan. The area along M-25 (Center Ave) to east of the Bay City line and along Pine Rd between Ridge and Center Ave. can be changed to a General Business District/Planned Enterprise District. This new district would correspond to the B-1 or the I-2 zoning category.

Rob discussed his notes regarding adding definitions pertaining to medical marijuana. Discussion was also held on the ordinance allowing grow facilities as a special use and the conditions set forth. Signage would fall under the current sign ordinance. The planning commission would have the ability to approve the signage at the time of the special use permit.

At this time the meeting was open to the public.

Nick Steffens, asked about the time line.

Scott Doyen, 438 E Center, asked about a 10 acre minimum for medical marijuana. The ordinance currently states it has to be 10 acres in the AG zone. This will stay as is.

At this time the meeting was closed to the public.

Motion by Mulders seconded by Klass to approve the medical marijuana ordinance updates and set for public hearing at the next meeting, along with the ordinance changes to 2nd story garages and fences.

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

OPEN TO THE PUBLIC:

Jere Burnette, owner of a vacant lot on Heavenridge asked the planning commission what the procedure was for him to construct a storage unit facility on the vacant lot on Heavenridge.

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Joe Shotwell, Shotwell Builders, asked the planning commission if he needed to come back for full site plan approval if he is altering his previous site plan minimally. It was determined that the building inspector can approve any enhancements if the changes are within 10%.

Motion by Talaga seconded by Klass that the meeting adjourn. Motion carried. Meeting adjourned at 8:55 pm.

Respectfully submitted:

Mark Basket, Chairperson

Jodie Hebner, Recording Secretary