**CHARTER TOWNSHIP OF HAMPTON**

**PLANNING COMMISSION**

**DECEMBER 13, 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: Klass, Brey, Helminiak, Mulders, Basket

ABSENT: Talaga, Dewyse

ALSO PRESENT: Sheppard, Hebner, Joe Dewyse, and 8 people in the audience.

Motion by Brey seconded by Mulders that the minutes of the September 13, 2018, meeting be approved and that the reading of the minutes be waived. Motion carried.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

Forward Corp, 1512 W Center Rd, appeared before the board for site plan approval to move a Subway Restaurant into the old Forward Gas Station.

Discussion was held on the following: Basket discussed the planner’s review. The underground storage tanks have been removed. Lighting should include wall packs on the back of the building. This can be approved per the building inspector. The landscape/green strip along Center Ave is asphalt. The applicants are going to make approx. 10’ x 40’ of the corner actual green strip. The planner is to approve the type of vegetation the applicant wants to install. The green strip would provide 10’ of clear vision and it would wrap around the corner extending to the west.

There was also discussion about the previous site plan approval and variances that were granted for the life of the building. Signage has been noted and will be approved by the building inspector. All the curb cuts have already been approved. The drive-thru lane was questioned regarding the size of the lane. The applicant noted nothing has changed since the building was last operational with the drive-thru.

Motion by Mulders seconded by Klass that the site plan be approved to Forward Corp. 1512 W Center Rd, to move a Subway Restaurant into the building, with the following conditions: the drive-thru lane and all parking spaces be restriped, lighting in the rear gets approved by the building inspector, signage plan gets approved by the building inspector, 10’ X 40’ landscaping wrap around the front corner of the parking lot to the west, and some green shrubs be installed on the east side of the site per planner approval.

AYES: Mulders, Klass, Basket, Helminiak, Brey

NAYES: None

ABSENT: Talaga, Dewsye

Motion carried

Justin Heidtman, Northeast Little League on behalf of McLaren Bay Region, 700 S Trumbull appeared before the board to request a special use permit to allow the construction and operation of a community little league baseball facility.

Discussion was held on the following: The previous location for the baseball facility is getting taken back by Bay City. Therefore they are looking for a new location. The applicant explained the rough draft of the site plan. Basket explained the purpose of the special use permit. The commission could table the special use and approve at a later date with site plan approval when a complete site plan is available. The SUP would not have to be re-noticed. There are currently no parking requirements for a baseball field. The planner is to look into neighboring communities and get more information. A complete lighting plan would need to be submitted as well. The commission can place conditions on the SUP and site plan.

At this time the meeting was open to the public.

Stan Pawlowski, 647 Spengler, asked what the hospital is going to do with the land. At this time they are still working out the details of a lease or purchase.

At this time the meeting was closed to the public.

Discussion continued on a buffering zone for headlights on the neighbor’s property and the hours of operation.

Motion by Mulders seconded by Helminiak to table the special use request to Justin Heidtman, Northeast Little League on behalf of McLaren Bay Region, 700 S Trumbull to construct and operate a little league baseball facility. The applicant is to provide a more detailed site plan and gather more information that is necessary. Motion carried.

OPEN TO THE PUBLIC:

No one addressed the board

Motion by Klass seconded by Mulders that the meeting adjourn. Motion carried. Meeting adjourned at 8:45 pm.

 Respectfully submitted:

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 Mark Basket, Chairperson

 Jodie Hebner, Recording Secretary