

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
JUNE 13, 2019**

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 Board Room.

PRESENT: Klass, Brey, Dewyse, Basket, Talaga, Leinberger

ABSENT: Mulders

ALSO PRESENT: Hewitt, Hebner, Joe Dewyse, 25 people in the audience.

Motion by Talaga seconded by Dewyse that the minutes of the May 9, 2019, regular meeting be approved and that the reading of the minutes be waived. Motion carried.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

Fisher Contracting, representing the Bay County Golf Course, 484 W Hampton Rd, appeared before the board to request a change to a previous special use permit that was granted for the construction of an irrigation pond.

Rob discussed his updated review. The change is from 16' to 30' deep. Slope is to stay the same. 180,700 cubic yards will be removed instead of only 104,500 cubic yards. The pond capacity would be 34,415,100 gallons instead of 18,005,550 gallons.

Discussion was held on the following: The truck route, the operating hours of the trucks, the number of days for the project, and the motion from the previous approval. The applicant would like the project done in early September as the truck route has the potential to pass by multiple schools. Dust mitigation and road clean-up must be maintained as well.

At this time the meeting was open to the public.

Eric Jylha, 1800 Ironwood, would like to see a different route so the trucks do not drive in front of Ironwood Condos on Hampton Rd.

Kristen, N Jones Rd, Director of Operations for the County, said they are willing to do whatever the township requests and is happy to be working with the township.

At this time the meeting was closed to the public.

Motion by Talaga seconded by Basket to approve the change in the special use permit to Fisher Contracting, 484 W Hampton Rd, to construct an irrigation pond to a larger size with the following conditions: The motion stays the same as the previous meeting, and the hours of operation being 7:00 am thru 7:00 pm. The truck route be approved by the Road Commission.

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

Fisher Contracting, representing the Bay County Golf Course, 484 W Hampton Rd, appeared before the board to request a change to a previous site plan review that was granted for the construction of an irrigation pond.

Rob discussed his updated notes. Discussion was held on stagnant water. Water will constantly be moving. No trees will be removed during the project.

Motion by Talaga seconded by Klass to approve the site plan to Fisher Contracting, representing the Bay County Golf Course, 484 W Hampton Rd, to change the previous site plan review that was granted for the construction of an irrigation pond.

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

Justin Heidtman, Bay City Northeast Little League, 700 S. Trumbull Rd, appeared before the board to request a special use permit to construct and operate a little league baseball field complex.

Rob discussed his review and addressed the issues he had. Discussion continued on the following: Brian Necker, Wade Trim said the drains will be dry, it was a typo on the prints. Parking was determined on 4 umpires, 8 coaches, 12 players with one and half cars per player per field. Fencing will provide screening. The dr. office off Trumbull could be used as overflow parking in the evenings. Ball games occur Monday through Thursday, 4 pm –9 pm, some Saturdays. “Fall Ball” is an option at this site.

At this time the meeting was open to the public for comments:

Chairman Basket, read a letter submitted from Stanley Pawlowski, 647 Spengler Dr, opposing the complex. Reason being it's in a residential area, ball fields would be too close to houses, property value would decrease, noise would be louder than normal for that area, and traffic is a concern. Kids hanging out poses risk of increased crime, just doesn't want it in his backyard.

Garrison Brownwell, 656 Roselli Ct, submitted at letter on behalf of Margaret Nielsen, 656 Roselli Ct, opposing the complex. Too close to their backyard. And the use doesn't fit in the area.

Katie & Frank Smith, 601 Spengler Dr, stated they are opposed to the complex as there is a Consumer Energy right of way through this property. They asked if anything can be built on a right of way. The easement is for the service of the residents from Consumers Energy.

Greg Nadolski, 655 Roselli Ct, stated he is also opposed to the complex for the same reasons as the other residents. This area is an overflow landing pad for McLaren's helicopter. Privacy is also an issue.

John Essex, 615 Spengler Dr, stated the complex would create too much noise and doesn't want parking in his backyard.

Justin Heidtman, applicant, stated it is not his intention to disrupt the neighborhood. He is willing to do whatever the township requests to make this complex not be a nuisance to the residents in the area. He also stated that McLaren has expressed their interest in doing something with this property and is in full support of the complex. The facility will be kept locked when not in use and they have a team of volunteers to clean up every night before leaving.

Discussion continued: The dates of operation would be the last week of April through the 2nd week of June. There would be a possibility of county tournaments the 2nd and 3rd weeks of June. Allstar games would be the 1st week in July for one week. Fall ball would be September through the 2nd week in October. This complex would be a private facility with locking gates. All drainage would be underground. There is a 24" main off Trumbull, and 48" line on the north side of the property. The batting cages would be taken down in the winter. A taller fence would be installed if required.

Other issues are as follows: basins, lighting, announcement system, fencing/privacy, parking and extra parking.

At this time the meeting was closed for public comment.

Attorney noted that this use is by special use, however there are other uses that are allowed by right and those uses would not have to get permission to go there. The board would need to look at the big picture in granting or denying the special use permit.

Motion by Brey seconded by Dewyse to deny the special use permit to Justin Heidtman, Bay City Northeast Little League, 700 S. Trumbull, to construct and operate a little league baseball field complex. The complex is not a proper fit for the area, and there are too many unanswered questions regarding parking. It would not enhance the surrounding neighborhood.

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AYES: Brey, Dewyse, Klass, Leinberger
NAYES: Talaga, Basket
ABSENT: Mulders
Motion carried

Discussion was held on updating the Medical Marijuana zoning ordinance since the Board of Trustees decided to keep the MM ordinance in place for the township.

OPEN TO THE PUBLIC:

Mike Wilson, asked if anyone knew what was happening behind Do-all and the mall as surveys are being done and they are on his property (the old Eastland Lanes).

Debbie Vermeesch, addressed the board regarding adding an Ag building back to her property after a split was previous done. She will be on the agenda for the July meeting.

Motion by Dewyse seconded by Leinberger that the meeting adjourn. Motion carried.
Meeting adjourned at 9:45 pm.

Respectfully submitted:

Mark Basket, Chairperson

Jodie Hebner, Recording Secretary