

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
AUGUST 8, 2019**

The regular meeting of the Charter Township of Hampton Planning Commission was called to order at 7:00 p.m. by Vice Chairperson Talaga in the Hampton Township Board Room.

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

ABSENT: Basket

ALSO PRESENT: Sheppard, Hebner, Joe Dewyse, 9 people in the audience.

Motion by Mulders seconded by Klass that the minutes of the July 11, 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:

Deborah Kroswek, Balzer Insurance Agency, 532 W Center Rd. appeared before the board to request a site plan review to renovate and operate an insurance business in an existing furniture restoration building.

The planners review was discussed as follows: the building is non-conforming as the front lot line is too close to M-25. There were questions regarding the easement from the building to the house located behind. Parking was discussed based on the square footage of office space and display area. Eight (8) spaces are needed, 6 or 7 were shown on the plans. The right of way on M-25 needs to be approved. Landscaping is impossible to have as the curb is so close to the building. There was no lighting plan shown.

The applicant addressed the issues from the planner's notes as follows: lighting shouldn't be necessary as they are not in the building after dark. A sign will be placed on the building only. They only need 7 parking spaces. The applicant will do what they can with the landscaping. An easement was submitted.

Discussion continued: Lighting would be just a wall pack for night lighting. The planner and building inspector would do a final review of revised plans showing the details discussed.

Motion by Mulders seconded by Dewyse to approve the site plan for Deborah Kroswek, Balzer Insurance Agency, 532 W Center Rd., to renovate and operate an insurance business in an existing furniture restoration building with the following conditions: A green strip is not required, at least one wall pack light on the west side of the building be shown on the plans, signage is maximum of 32 sq. ft., need easement approval from the planner, and verify that all utilities are separate from the house behind the building.

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

Discussion was held on any stipulations of an applicant reapplying for a special use permit after being denied. The attorney could not find anything in the state laws that prohibit an applicant from reapplying. The original Zoning ordinance in 1979 prohibited the reapplication. When the ordinance was revised in 1996 it was taken out of the ordinance.

The Medical Marijuana Ordinance 65 is going back to the board of trustees to revoke it. Next month the planning commission will know what the board of trustees have done and they can look at changing the zoning ordinance as necessary. The board of trustees have to introduce the revocation and then adopt the revocation at separate meetings.

Discussion was held on what the planning commission wants to do with the Root Weaver special use re-application. They can notice the special use for September's meeting and see what the board of trustees do in the meantime.

At this time the meeting was open to the public: Keith, attorney for Root Weaver, discussed the property and the advantages to allowing the special use. They have closed the loop on the HVAC system, they will landscape for a buffer for the neighbors, there will be no noise or odor coming from the MM grow operation. There will not be any more traffic in the area. They are currently growing hemp outside, which is allowed under the Right to Farm Act, with no approvals needed from the township. They would rather grow medical marijuana inside than the hemp outside. The hemp has an odor.

Motion by Mulders seconded by Leinberger to set a public hearing and publish notices for the September meeting to allow Root Weaver to seek approval of a special use for a medical marijuana grow facility.

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

OPEN TO THE PUBLIC:

Sandy Stachowiack, 1180 N Knight Rd, spoke about an article in the newspaper about a man having an alligator lunge at him. She asked that our ordinance doesn't allow alligators in the township. She was advised that the current ordinance doesn't allow those types of animals under section 3.10.

At this time the meeting was closed to the public.

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Motion by Dewyse seconded by Brey that the meeting adjourn. Motion carried.
Meeting adjourned at 7:50 pm.

Respectfully submitted:

Jerry Talaga, Vice Chairperson

Jodie Hebner, Recording Secretary