

**CHARTER TOWNSHIP OF HAMPTON  
SPECIAL PLANNING COMMISSION  
OCTOBER 10, 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: Leinberger, Klass, Brey, Basket, Dewyse

ABSENT: Mulders, Talaga

ALSO PRESENT: Sheppard, Hebner, Joe Dewyse, and 5 people in the audience.

Motion by Dewyse seconded by Leinberger that the minutes of the September 23, 2019, special meeting be approved and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

Sheppard discussed the religious land use act. The township cannot require a special use permit for a place of assembly.

NEW BUSINESS:

Eggers discussed the proposed ordinance changes to accessory buildings. He compared Hampton to other municipalities in the area. It was agreed upon that the ordinance needs to be reviewed and updated.

At this time the chairperson opened the meeting to the public to get feedback on the proposed changes.

Russ Gorski, 65 E Borton Rd, stated residents have larger lots and need more building space. He explained that a specific size building would increase his taxes thinking more tax revenue for the township.

Craig Howell, 1572 N Jones Rd, stated to change the percentage for smaller lots, address all lot sizes differently, delete ratios based on dwelling size, need taller sidewalls on larger lots.

Joe Dewyse, building inspector, stated the taller sidewalls could create problems when the farmers want to split and sell farm land from the homestead. Taller sidewalls could also reduce daylight to the neighbors. The board may want to look at changing the setbacks based on the sidewall height.

The proposed changes are as follows: Change 4% of lot area to 5% of lot area in all categories. Take out the max % of dwelling floor area category. Change the lot size range of 26,667-40,000 to 26,667-43,560 (one acre). Change the lot size range of over 40,000 in residential district to over 43,560 in residential district and 5% of lot area and

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cap at 2,400 sf. Change over 40,000 in the agricultural district to over 43,560 in the agricultural district and 5% of lot area and cap at 3,200 sf.

A maximum of two accessory buildings are permitted if the combined square footage is less than what is noted in the table. Change the definition of a "pool house" to not classify as an accessory building.

Change the peak height on the last two groups from 20' to 40'. Change the sidewall height on the last two groups from 13'4" to 16'. Change the rear and side yard setback for the last two categories from 10' to 20'. Change the third category sidewall height from 12' to 14'. And change the rear or side yard setback from 10' to 20'.

Eggers also discussed the proposed changes to the zoning ordinance related to outdoor parking/storage of travel trailers. Change the outdoor storage is not permitted between the dates of October 1 and April 30. Take out the limit of a ¾ ton truck.

Motion by Brey seconded by Leinberger to have the planner make the discussed changes to the zoning ordinance related to accessory buildings and outdoor storage of recreational vehicles, to send the changes to the board of trustees for review, and at the November's meeting set a public hearing for December.

AYES: Brey, Leinberger, Dewyse, Basket, Klass

NAYES: None

ABSENT: Talaga, Mulders

Motion carried

UNFINISHED BUSINESS:

There was no unfinished business.

OPEN TO THE PUBLIC:

Russ Gorski, 65 E Borton Rd. state it is nice to see progress made but not sure why it is taking so long.

Sheppard stated the taxes the township will received from any new accessory buildings is minimal due to the fact that the township only receives less than a quarter of the taxes collected.

Motion by Dewyse seconded by Leinberger that the meeting adjourn. Motion carried.  
Meeting adjourned at 9:20 pm.

Respectfully submitted:

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Mark Basket, Chairperson

Jodie Hebner, Recording Secretary