

**CHARTER TOWNSHIP OF HAMPTON
SPECIAL PLANNING COMMISSION
NOVEMBER 20, 2019**

The special meeting of the Charter Township of Hampton Planning Commission was called to order at 7:05 p.m. by Chairperson Basket in the Hampton Township Board Room.

PRESENT: Klass, Brey, Basket, Talaga

ABSENT: Mulders, Dewyse, Leinberger

ALSO PRESENT: Sheppard, Eggers, Hebner, Joe Dewyse, and 7 people in the audience.

Motion by Talaga seconded by Brey that the minutes of the October 10, 2019, meeting be approved and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications.

UNFINISHED BUSINESS:

Discussion was held on updates to the zoning ordinance regarding accessory building regulations in the residential and AG zones. The changes make it possible to have four accessory buildings in the residential and AG zones. All other changes discussed at the last meeting be approved.

Discussion was also held on the outdoor storage of recreational vehicles. Allow more than one item to be stored in the AG zone and only one item in the residential zone. Outdoor storage is only allowed between May 1 and September 30.

Motion by Klass seconded by Talaga to approve the changes to zoning ordinance 36A in regards to accessory buildings and outdoor storage and to set a public hearing for the next meeting.

AYES: Klass, Talaga, Brey, Basket

NAYES: None

ABSENT: Mulders, Dewyse, Leinberger

Motion carried

NEW BUSINESS:

Beagle Construction, representing 821 N Pine Rd, appeared before the board for site plan approval to operate and construct a funeral home in an existing building.

Discussion was held on the following: parking spaces are shown at 8'6" wide, they need to be 9' X 20'. There should be a shared access drive agreement. There can be more parking in the rear of the building if needed. The dumpster would be relocated if more parking is needed. There is no signage shown on the site plan. Need a more detailed site

plan of the landscaping. Existing lighting and utilities should be sufficient as they are all currently existing. Any parking expansion may need more drainage.

At this time the meeting was open to the public. Mr. Kowalski noted the parking space sizes will be changed to meet the standards, and the accessibility spaces will meet the required standards as well. The dumpster will be relocated if more parking is needed. The owners have contacted the neighboring property to work out a plan when there would be procession scheduled. A shared access agreement is on file.

Discussion continued on the following: all necessary changes noted in the planners review must be shown on a new site plan and the new plan can be approved administratively.

Motion by Talaga seconded by Klass to approve the site plan review to Beagle Construction, representing 821 N Pine Rd to construct and operate a funeral home out of an existing building with the following conditions: A new site plan submitted and administratively approved showing all parking spaces 9' X 20' and more detailed type of landscaping. All future signage be approved by the building inspector. And any future development in the parking require admin review and planner approval.

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

OPEN TO THE PUBLIC:

Russ Gorski, 65 E Borton Rd. what was the reason for the side and rear yard setbacks for the accessory building changes? Also stated he is more concerned for the residential zones.

Joe Dewyse, building inspector asked about the township's property draining policy. Only enforceable in the zoning ordinance. Leave as a civil matter between neighbors.

At this time the meeting was closed to the public.

Motion by Basket seconded by Talaga that the meeting adjourn. Motion carried.
Meeting adjourned at 8:00 pm.

Respectfully submitted:

Mark Basket, Chairperson

Jodie Hebner, Recording Secretary