

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
NOVEMBER 12, 2020**

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

PRESENT: Klass, Leinberger, Brey, Dewyse, Adamowski

ABSENT: Mulders, Talaga

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

Motion by Dewyse seconded by Adamowski that the minutes of the August 13, 2020, meeting be approved and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

A public hearing was held on updates to Zoning Ordinance 36A – Large Scale Solar.

Discussion was held on the following: an escrow amount for application, special use permit requirements, and decommissioning. There was also discussion regarding the updates to the accessory building table. Those changes were already approved with a public hearing at the last meeting. The attorney waited to notice for publication for both ordinance changes at the same time.

At this time the public hearing was open to the public. No one addressed the board. Public portion was closed.

Motion by Adamowski seconded by Dewyse to approve the changes to Zoning Ordinance 36A and to recommend to the board of trustees Zoning Ordinance 36A-27, Residential Accessory Building changes and Large Scale Solar for introduction and adoption.

AYES: Adamowski, Dewyse, Leinberger, Klass, Brey

NAYES: None

ABSENT: Mulders, Talaga

Motion carried

Rick & Nick Militello, Showtime Auto Sales, 2996 Center Ave, appeared before the board to request site plan approval to operate a used car dealership on a vacant lot.

A communication was read from the Fire Marshall, stating the site plan is not sufficient to approve the plans at this time.

Discussion was held on the following: The planner reviewed his notes. The building shown on the plan is only 3' from the rear lot line. The minimum rear yard setback is 25'. The applicant would need to seek a variance to be so close to the rear lot line. The applicant isn't looking for building approval at this time. The applicant just wants the ok to move his used cars to this lot for sale. He will work remotely from home per the states approval and does not need an onsite office at this time.

The site plan needs to be revised showing the following: removal the building, show the display area for the vehicles, show the width of the greenstrip, show lot dimensions for the east and south sides of the property, lighting plan, and utility connections. The site plan can be approved with conditions.

Motion by Adamowski seconded by Klass to approve the site plan to Rick & Nick Militello, Showtime Auto Sales, 2996 Center Ave, to operate a used car dealership on a vacant lot; with the following conditions: a new site plan be submitted as soon as possible showing the necessary changes noted above, and approval of the new site plan from the fire marshall, planner, attorney, and building inspector.

AYES: Adamowski, Klass, Dewyse, Leinberger, Brey

NAYES: None

ABSENT: Mulders, Talaga

Motion carried

Jay Wheeler, William Kibbe & Assoc, representing Sandor Development, 2910 Center Ave appeared before the board for site plan approval to operate an indoor storage facility inside a vacant building.

Discussion was held on the following: The planner summarized his review. The lot was split a while back and the entire facility has shared access parking. The chairperson read a communication from the Fire Marshall approving the site plan. The use fits within the district. The application was able to show the lighting plan and that all the lights currently work.

Motion by Dewyse seconded by Klass to approve the site plan to Jay Wheeler, William Kibbe & Assoc, representing Sandor Development, 2910 Center Ave to operate an indoor storage facility inside a vacant building.

AYES: Dewyse, Klass, Adamowski, Leinberger, Brey

NAYES: None

ABSENT: Mulders, Talaga

Motion carried

OPEN TO THE PUBLIC:

Ron & Pam Henika, Arms Road, questioned about the pond that Fisher Contracting constructed and the fence that was required. There is a purchase agreement on the pond property and the potential new owner has plans to build a house and does not want the fence around the pond. The attorney explained the potential new owner could apply for a site plan review and also apply to amend the previous special use permit granted to Fisher Contracting. The applicant would need to revise the site plan showing the house location and noting that a fence would not be recommended.

A representative from 612 W Center, Michigan Sportsman store, asked if a caregiver marijuana grow is allowed in the current building. The attorney explained that caregiver grows are only allowed in a home setting. The representative then asked if sales of crafts, food trucks, or outside sales is allowed. She was instructed to apply for a site plan approval from the planning commission meeting showing everything that would be required. Parking was an issue.

At this time the meeting was closed to the public.

Motion by Dewyse seconded by Leinberger that the meeting adjourn. Motion carried.
Meeting adjourned at 8:05 pm.

Respectfully submitted:

Jerry Talaga, Chairperson

Jodie Hebner, Recording Secretary