

**CHARTER TOWNSHIP OF HAMPTON  
PLANNING COMMISSION  
MAY 13, 2021**

The regular meeting of the Charter Township of Hampton Planning Commission was called to order at 7:05 p.m. by Vice Chairperson, Leinberger in the Hampton Township Hall.

PRESENT: Adamowski, Leinberger, Mulders, Klass, Wright

ABSENT: Talaga, Brey

ALSO PRESENT: Sheppard, Hebner, Joe Dewyse, and 8 people in the audience.

Motion by Mulders seconded by Adamowski that the minutes of the April 8, 2021, 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.

Brey arrived at 7:10 pm.

NEW BUSINESS:

A representative for William Thompson, N SE Boutell Rd, appeared before the board to request a special use permit and site plan review for the construction of a residential pond on a vacant lot.

Eggers discussed his review. No fences shown, will pump be used for circulation, and what is the water source for the pond? Questions about the discharge pipe, the grading plan and what is happening with the spoils. A soil erosion permit and building permit must be obtained. This property is in the flood plain and the property owner would like to use the spoils from the pond to build up the elevation for the construction of a house.

Sheppard discussed the land split and questioned the legality of the split. The 1:4 ratio shown on the survey looks to be illegal. The representative could not answer the questions proposed at this time. The special use permit could be tabled until the issues presented can be answered.

At this time the meeting was open to the public.

Gary Kuerbitz, 1875 N SE Boutell, asked about the proximity of the pond to the mobile home park nearby.

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Vern Botts, 1838 N SE Boutell, asked about the future expansion of the pond or other vacant lots nearby to make one very large pond.

At this time the meeting was closed to the public.

Motion by Mulders seconded by Wright that the special use permit and site plan review for William Thompson, N SE Boutell Rd, be tabled and the public hearing recessed to get clarification on the land split, an updated site plan be submitted, and that a copy of the planner's review be provided to Mr. Thompson.

AYES: Mulders, Wright, Adamowski, Leinberger, Klass, Brey

NAYES: None

ABSENT: Talaga

Motion carried

Mulders temporarily excused himself from the board at this time

Mike Mulders, 611 W Nebobish Rd, appeared before the board to request a site plan approval for the construction of a storage building at the current complex.

Eggers discussed his review. This is the continuation of the existing buildings on the property. This is the last phase of the project. The fencing and landscaping will match the existing fence and landscape. The building will be constructed of steel with full footings. The lighting will be consistent with what is already in place. The traffic pattern does not need to be a one way. The fire lane is adequate for turning.

At this time the meeting was open to the public. No one addressed the board.

Motion by Adamowski seconded by Klass to approve the site plan review to Mike Mulders, 611 W. Nebobish Rd, to construct a storage building as the last phase of the business.

AYES: Adamowski, Leinberger, Klass, Brey, Wright

NAYES: None

ABSENT: Talaga

Motion carried

Mulders returned to the board.

OPEN TO THE PUBLIC:

At this time the meeting was open to the public.

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Mulders asked if the board can eventually have a conversation about fencing around ponds and weather to make it mandatory in the ordinance or not?

Theresa Bonem, 1483 N Wagner Rd, asked the board what she can do to get chickens allowed on her property and how to change the ordinance? She was advised to petition to the Department of AG to get approval.

Tyler Keit, 1175 W Ridge Rd, asked why he has to go through all the hoops just to have a greenhouse that could be classified as AG. It was explained that Mr. Keit is expanding a non-conforming use and the special use permit and site plan must be approved to operate a business in the residential zone.

Mulders asked about other farmers needing the same as Mr. Keit. It was explained that any commercial use property that is expanded must follow the ordinance.

At this time the meeting was closed to the public.

Motion by Leinberger seconded by Adamowski that the meeting adjourn. Motion carried. Meeting adjourned at 7:45 pm.

Respectfully submitted:

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Gary Leinberger, Vice Chairperson

Jodie Hebner, Recording Secretary