

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
JUNE 10, 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, Klass, Wright, Brey

ABSENT: Talaga, Mulders

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

Motion by Adamowski seconded by Brey that the minutes of the May 13, 2021, meeting be approved and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications.

NEW BUSINESS:

Tosha Laforest, S. Powell Rd. appeared before the board to request a special use permit and site plan review to construct a single family dwelling in a B1 district.

Eggers discussed his review. The site complies with the size requirements, the dwelling fits in the area. The applicant would conduct a photography business out of the current building next door.

At this time the public hearing was open to the public for comments.

Klass asked if the two properties were going to be kept separate. They are going to be kept separate.

At this time the public hearing was closed.

Motion by Adamowski seconded by Klass that the special use permit be approved for Tosha Laforest, S. Powell Rd, to construct a single family dwelling in the B1 district.

AYES: Adamowski, Klass, Wright, Leinberger, Brey

NAYES: None

ABSENT: Talaga, Mulders

Motion carried

Motion by Klass seconded by Adamowski to add William Thompson to the agenda and hold the public hearing for a residential pond construction on N SE Boutell Rd, that was previously tabled.

AYES: Klass, Adamowski, Wright, Leinberger, Brey

NAYES: None
ABSENT: Talaga, Mulders
Motion carried

UNFINISHED BUSINESS:

William Thompson, N SE Boutell Rd, appeared before the board to request a special use permit & site plan that was tabled from the last meeting to construct a residential pond on his property.

At this time the public hearing was open to the public for comments.

Discussion was held on the following: The lot split was done legally and then a new split was done as a boundary line adjustment to add more property to the rear of the lot.

The applicant addressed the planners review from the last meeting. The aeration process, the pond will fill with ground water, there will be a discharge pipe on the south side of the pond, all of the spoils are staying on site to build the house up out of the flood plain. The applicant would like to install solar lights and a tree line around the pond instead of a fence. Conditions can be added to the special use permit as to the time frame of the house to be built.

The public hearing was closed to the public.

Motion by Adamowski seconded by Brey that the tabled special use permit and site plan review be approved to William Thompson, N SE Boutell Rd, to construct a residential pond with the following conditions: The building permit be issued as depicted on the site plan and the construction of the house need to be started by the end of the year 2021.

AYES: Adamowski, Brey, Wright, Leinberger, Klass
NAYES: None
ABSENT: Talaga, Mulders
Motion carried

OPEN TO THE PUBLIC:

At this time the meeting was open to the public.

Jerry Somalski, 1147 N Pine Rd, asked the board what he can do to get a second garage or second accessory building on his property. It was suggested that he convert his current garage into living space and then he is allowed an attached or detached garage. If he didn't want to do that he would have to apply to the zoning board of appeals for a variance. The chances that the ZBA would approve that type of variance is very small as it would be setting a precedence.

Discussion was held on 955 N Pine Rd. There is an applicant that has applied for a special use permit and site plan review to convert the old funeral home into an Adult Foster Care

Facility with 16 beds. According to the zoning ordinance the only Adult Foster Care Facilities allowed in the B1 zone are large scale congregate homes. It was suggested that the board revise the zoning ordinance to allow all Adult Foster Care Facilities in the B1 zone, which would entail just a strike out through “congregate”. The board could hold a public hearing for the zoning ordinance change in July and the applicant would be able to seek approval at the August meeting.

Motion by Brey seconded by Wright that the attorney publish a notice for a public hearing at the next meeting for a text amendment to zoning ordinance 36A to broaden the Adult Foster Care Facility uses in the B1 zone.

AYES: Brey, Wright, Klass, Adamowski, Leinberger

NAYES: None

ABSENT: Talaga, Mulders

Motion carried

At this time the meeting was closed to the public.

ANNOUNCEMENTS:

Mr. Sheppard announced that he will be having eye surgery and therefore, will not be in attendance at the special planning commission meeting held on June 28th. He advised the board that the applicant is asking the same thing as the applicant did at tonight’s meeting. The applicant is looking to build a single family dwelling in the I1 zone. That use is only allowed if a special use permit is granted.

Motion by Brey seconded by Adamowski that the meeting adjourn. Motion carried.
Meeting adjourned at 7:43 pm.

Respectfully submitted:

Gary Leinberger, Vice Chairperson

Jodie Hebner, Recording Secretary