

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
JULY 8, 2021**

Motion by Adamowski seconded by Klass that Mulders be appointed as pro-tem chairperson for the meeting. Motion carried.

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

PRESENT: Adamowski, Klass, Wright, Mulders

ABSENT: Talaga, Klass, Leinberger

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

Motion by Adamowski seconded by Klass that the minutes of the June 10, 2021, meeting be approved and that the reading of the minutes be waived. Motion carried.

Motion by Adamowski seconded by Klass that the minutes of the June 28, 2021, special meeting be approved and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications.

NEW BUSINESS:

Jason Holsapple, potential owner of 612 W Center Rd. appeared before the board to request a special use permit to operate a concrete shop and retail area out of an existing building.

Eggers discussed his review. The lot size requirement is one acre. The applicant is purchasing two lots. No outdoor storage in the front yard. The fence shown must also show a 12' gate. Barbed wire is not allowed. There is no draining plan shown. There is no dumpster shown.

The applicant addressed the planner's concerns. He is purchasing two adjacent parcels that together make up more than one acre. The applicant is not sure exactly where the dumpster is going at this time. He would like to put it inside the fence area. The planner noted that if it's outside the fenced area it would need to be screened. The applicant does not plan on moving any of the manholes. The drainage will stay the way it is.

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

Mike Grabowski noted that there are two lots that the applicant will be purchasing.

At this time the public hearing was closed to the public.

Discussion continued on the following: The dumpster location is still an issue. The special use can be granted with conditions. The two lots should be combined to show the total acreage. The back half of the building will be used for storage and the front half for a showroom. The applicant asked if the lots get combined can they be split in the future? They can, however, the concrete business would not be able to exist.

Motion by Klass seconded by Adamowski to approve the special use permit to Jason Holsapple, potential owner of 612 W Center Rd. to operate a concrete shop and retail area out of an existing building with the following conditions: The two lots be combined and the dumpster location be approved by the planner and building inspector.

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

Jason Holsapple, potential owner of 612 W Center Rd. appeared before the board to request a site plan review to operate a concrete shop and retail area out of an existing building.

Eggers discussed his review. Lighting needs to be verified. Need explanation on customer and employee parking. Need explanation on the landscaping plan. A set of as built plans will need to be submitted.

The applicant addressed the planner's notes. The lighting is not changing. It is sufficient as is. There will be, at most, 6 employees and they will park inside the fenced area. There is a concrete island currently within the landscaping area. This will not change as shrubs or greenery will potential block the view off M-25.

Motion by Adamowski seconded by Klass to approve the site plan review to Jason Holsapple, potential owner of 612 W Center Rd. to operate a concrete shop and retail area out of an existing building with the site plan as presented and no landscaping required.

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

A public hearing was held to consider an amendment to the text of the Zoning Ordinance to regulate and expand the type of adult foster care facility allowed in the business district.

Discussion was held on the following: Chapter 8, Section 8.02, Letter C, Number 2 take out congregate. Change the 2 acre minimum to a 1 acre minimum for small homes and

have a 150' minimum frontage instead of 200'. Sheppard explained the state regulations on in home facilities versus larger group homes.

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

Motion by Adamowski seconded by Klass to recommend approval of the ordinance amendment changes to the Board of Trustees.

AYES: Adamowski, Klass, Wright, Mulders

NAYES: None

ABSENT: Talaga, Brey, Leinberger

Motion carried

OPEN TO THE PUBLIC:

At this time the meeting was open to the public.

Sheppard discussed changing Zoning Ordinance Chapter 8, section 8.02, Number 8 regarding the setback of 100' from the residential zone for indoor recreation use. Any other business setback from the residential zone is 35'. After a request was presented to the Zoning Board of Appeals for a variance, the ZBA agreed to have the planning commission make a change to the ordinance. There is no recollection as to why the large setback was put in place. Possibly for noise. The ZBA applicant was able to meet all other requirements.

Motion by Wright seconded by Adamowski to have the planner present at the next meeting wording for an amendment to the zoning ordinance and for the attorney to notice for a public hearing for the ordinance change.

AYES: Wright, Adamowski, Klass, Mulders

NAYES: None

ABSENT: Talaga, Brey, Leinberger

Motion carried

Klass discussed the I-1 District on Burns Rd and the special use permit that was granted at the last meeting for a residential house. Should the planning commission consider looking at the Master Plan and the future land use map for the I-1 zone on Burns Rd and change it to residential or AG? Grant money was used in the past for the master plan update. The Board of Trustees would have to give approval to the planning commission to make such changes and any other areas that may need updating. The master plan should be looked at every 5 years.

Motion by Mulders seconded by Klass that Wright report to the Board of Trustees the discussion of updating the master plan. Motion carried.

Kyle Pennel, 100 N Tuscola Rd. asked the board for direction on what he should do as he has a building permit to construct a garage but cannot meet both 40' side yard setbacks as he is on a corner lot. The hole has been dug. The ZBA would probably not consider the hardship to be a hole already dug. The building can meet the setbacks, however the homeowner would have to remove the existing fence. The homeowner stated other lots in the area that do not meet the setbacks. It was suggested for the homeowner to move the building to conform or apply for a variance.

Mike Rowley thanked the planning commission board for their help in not allowing medical marijuana in the township.

At this time the meeting was closed to the public.

ANNOUNCEMENTS:

There were no announcements.

Motion by Mulders seconded by Adamowski that the meeting adjourn. Motion carried.
Meeting adjourned at 8:20 pm.

Respectfully submitted:

Mike Mulders, Chairperson Pro-Tem

Jodie Hebner, Recording Secretary