

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
SEPTEMBER 9, 2021**

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

PRESENT: Adamowski, Klass, Mulders, Brey, Talaga, Wright

ABSENT: Leinberger

ALSO PRESENT: Hewitt, Eggers, Hebner, Dewyse, and 6 people in the audience.

Motion by Adamowski seconded by Klass that the minutes of the August 12, 2021, meeting be approved and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications.

NEW BUSINESS:

Chad & Joseph Newton, Intersection of Scheurmann & Youngsditch, appeared before the board to request a special use permit to construct and operate a mini rental storage facility.

Discussion was had on the following: This is a special use permit only. A site plan review will follow with a complete site plan. The property is zoned R3, mini storage facilities are allowed in this zone by special use.

Eggers discussed his review. What type of storage facility? There are no ingresses or egresses shown on the plan. There are no utilities shown on the plan. It was stated by the applicant that the entrance would be off Scheurmann. All storage of items will be inside the buildings. It will be "cold storage". There will be a 10' X 30' office that will have utilities. All questionable items will be presented on the site plan when it becomes available.

The planning commission can put conditions on the special use. They can also reserve the option of further special use conditions once a site plan has been developed.

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

Discussion continued: Possible need for a fire hydrant and get the fire marshal's approval on the site plan. The applicant may be back in February for the site plan approval. The site plan review would encompass all other items needed. The construction of the buildings would be pole barn style with cement slabs. The use fits the surrounding area and location.

Motion by Adamowski seconded by Brey to approve the special use permit to Chad & Joseph Newton, Intersection of Scheurmann & Youngsditch, to construct and operate a

mini rental storage facility with the following conditions: The site plan must show compliance with sections 19.04 & chapters 3, 7, and 14-17. Any additional conditions outlined in Chapter 7, and Table 5, and the planning commission reserves the option for further special use approval conditions once the site plan has been developed.

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

NAYES: None

ABSENT: Leinberger

Motion carried.

Dennis from D & M Site representing Jere Brunette & David Oberschmidt, 670 W Center Rd. appeared before the board to request site plan approval for the addition of a storage building at an existing facility.

Discussion was held on the following: The previous buildings were built smaller than the original site plan. The new building size will meet the 25% lot coverage restriction.

Eggers discussed his review. The proposed structure appears to be close to the existing detention pond. There is no lighting plan provided. What will happen to the existing landscape with loosing trees and shrubs? The lot coverage is at 24.7% with the proposed building.

Dennis noted there will be 50' between the structures. A lighting plan will be created, the landscaping will be replaced, and the proposed building will be as similar as possible to the existing buildings. Discussion continued on the detention pond and the location of the building. The detention pond may have to change. Draining is not an issue at this time. There will be new asphalt in front of the new building.

Motion by Talaga seconded by Adamowski to approve the site plan review to Dennis from D&M Site representing, Jere Brunette & Dave Oberschmidt, 670 W Center Rd to construct a new storage building at an existing facility with the following conditions: A site plan showing the lighting, landscaping, fencing and location of the structure relative to the detention pond be updated and submitted.

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

NAYES: None

ABSENT: Leinberger

Motion carried.

OPEN TO THE PUBLIC:

Rich VanTol, representing New Hope Bay day care, asked about expanding the current daycare. The current buildings are at the 25% restriction. They would have to seek a variance from the zoning board of appeals for the extra lot coverage. There was a question of whether the canopy of the drive up buildings were included as square footage. It does

count towards the total square footage. It was noted that it would be worth it for New Hope Bay to seek a variance.

Arron Smith from Huntington Place Apartments asked the planning commission if he needs to go through the entire site plan review process to construct an accessory building after taking the previous one down. It was determined that the review can be done administratively per the building inspector.

ANNOUNCEMENTS:

There were no announcements.

Motion by Adamowski seconded by Klass that the meeting adjourn. Motion carried.
Meeting adjourned at 7:50 pm.

Respectfully submitted:

Jerry Talaga, Chairperson

Jodie Hebner, Recording Secretary