

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
DECEMBER 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, Talaga, Wright, Brey

ABSENT: Leinberger, Mulders

ALSO PRESENT: Sheppard, Eggers, Hebner, Dewyse, Close, Benchley and 6 people in the audience.

Motion by Adamowski seconded by Klass that the minutes of the October 14, 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, Scheurmann & Youngsditch Rd. appeared before the board to request a site plan review to construct and operate a mini storage rental facility.

Eggers discussed his review. A special use permit was already approved with conditions. The special use permit was originally for 18 units, the applicant is now showing 21 units. The current site plan is for phase one. There are going to be three phases if approved. The timing of the phases need to be noted. The fencing shown is a 6' chain link. This should be more decorative to not look so industrial. The allowed parking and material used needs to be explained. The access drive is going to be off Scheurmann. The signage is not shown on the plan and will need a separate permit and administrative approval. The building elevations are not shown.

The applicant addressed the planner's review with the following: The fence will jog around the buildings and more landscaping will be provided. The parking surface would be crushed asphalt if approved. The project would be too expensive if the surface had to be asphalt. The parking requirement of 68 spaces is unnecessary for this facility. The parking shown would be sufficient. There is only going to be one sign on the face of the building and that will be included with the building permit. There will be no need for utilities. The applicant is asking for a 5 year plan to have the entire project completed. The current plan is to complete one phase per year. They will build the phases as needed.

Discussion continued: The fire marshal noted that an entrance access gate of at least 20' off of Youngsditch needs to be shown for phase two. Also a hydrant needs to be shown and installed by phase two as well. The buildings will be constructed of post frame steel with a 42" foundation to get to the undisturbed soil. Maybe 4' of clay in the ground.

Motion by Brey seconded by Talaga to approve the site plan for Chad & Joseph Newton, Scheurmann & Youngsditch Rd. to construct and operate a mini storage rental facility with the following conditions. An updated site plan showing the discussions above. The applicant does not need to meet the parking requirement and they are allowed to use crushed asphalt for the surface area. The project must be completed within five years. Landscaping and fencing will be revised per the review. A hydrant to be installed during phase two. The signage will be approved by the building inspector.

AYES: Brey, Talaga, Adamowski, Klass, Wright

NAYES: None

ABSENT: Leinberger, Mulders

Motion carried.

Tyler Keit, 1175 W Ridge Rd. appeared before the board for a special use request to construct an extension of a non-conforming greenhouse.

Eggers discussed his review. This is an expansion of a non-conforming use. A retail business operating in a residential zone. The applicant must comply with Section 4.05A of the zoning ordinance. This approval is only for a special use to allow the non-conforming use. A site plan will need approval as well. As of right now the site plan is not adequate enough for a review. Items for consideration are the public access into the greenhouse, ada parking, the shared drive, utilities, and drainage.

The applicant addressed the following: the parking is ada accessible, as there are no steps into the greenhouse. All the current light will remain as is. There is no need for lighting in the back. The hours of operation is April thru June, 9 am – 6 or 7 pm. The parking was increased with the expansion. Drainage is off the back gutter into the field tile and a catch basin may be installed if needed. Site surfacing is asphalt or bituminous. Employees park in shared driveway.

At this time the meeting was open to the public.

Supervisor Close, stated that Dave Mayotte reached out to her as a neighbor and noted that he does not have an issue with the expansion of the greenhouse.

Dennis Datte, resides across the street, stated he has no issue with the greenhouse.

Rich Sheppard advised the applicant that the proper planning approvals should be in place before expansions.

At this time the meeting was closed to the public.

Motion by Adamowski seconded by Klass to approve the special use permit to Tyler Keit, 1175 W Ridge Rd. to construct an extension of a non-conforming greenhouse with the

following conditions. A site plan be submitted and approved by the planning commission showing compliance with Sections 19.04 and Chapters 3, 7, and 14-17. The planning commission reserves the option of further special use approval conditions once a site plan has been submitted.

AYES: Adamowski, Klass, Wright, Talaga, Brey

NAYES: None

ABSENT: Leinberger, Mulders

Motion carried.

Essexville Hospitality, 888 N Pine Rd. was not in attendance at the meeting for a site plan review.

An update was provided. The site plan submitted does not show the easements with Mr. Wilson and Dore Corporation. At a previous pre-planning meeting the applicant wasn't sure exactly what property he owned. Dewyse explained the issue with Mr. Wilson wanting to install a fence around the property and that clarification was needed regarding the shared parking and ingress/egress agreements.

Motion by Adamowski seconded by Brey to table the site plan review to Essexville Hospitality, 888 N Pine Rd. to get easement clarification and an updated site plan.

AYES: Adamowski, Brey, Klass, Wright, Talaga

NAYES: None

ABSENT: Leinberger, Mulders

Motion carried.

Discussion was held on updating the 25% lot coverage ordinance regulation. There are issues with the zoning board of appeals approving a variance for New Hope Bay in allowing more than the 25% lot coverage restriction. Lots over one acre can go up to 30% lot coverage. The zoning ordinance will need to be updated and a public hearing held.

Discussion was held on updating the ordinance to further regulate dumpsters in the township. The zoning ordinance will need to be updated and a public hearing held.

Discussion was held regarding Huntington Place Apartments constructing an additional complex. Supervisor, Close explained that representative Beason called her and wanted to know why Huntington could not expand and the township regulations. Eggers discussed the density regulation and homes per acre. Does the planning commission want to look at increasing the density regulations? The question is also rentals versus ownership regulations.

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

December 9, 2021
Planning Commission
Page 4

ANNOUNCEMENTS:

There were no announcements.

Motion by Wright seconded by Brey that the meeting adjourn. Motion carried. Meeting adjourned at 8:30 pm.

Respectfully submitted:

Jerry Talaga, Chairperson

Jodie Hebner, Recording Secretary