

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
APRIL 14, 2022**

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

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

ABSENT: Talaga

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

Motion by Adamowski seconded by Klass that the minutes of the February 10, 2022, meeting be approved and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

Madison and Katherine from Consumers Energy spoke about the consumer plant shutting down and Consumers wanting to invest in solar energy. Conversations have been had with local farmers to lease their land.

Joe Lawson, ordinance liaison for Consumers Energy, spoke about property they would like to rezone along the Township and City of Essexville border to allow for solar.

Motion by Mulders seconded by Klass to start the process of updating the large scale solar ordinance. Motion carried.

Information was given on the regulations from the Bay County Road Commission regarding driveway permits and what is allowed.

NEW BUSINESS:

Tyler Keit, 1175 W Ridge Rd. appeared before the board to request a site plan review for an extension of a greenhouse.

Discussion was held on the following: A special use permit was previously approved. The west side property drain is approved per the drain commission. Drains at the house are existing and are not draining onto the north property. Outside lighting will not be needed as the business is not open after dark and is a seasonal business. The lighting can be deferred until the special use permit expiration. Updating the lighting section of site plan review ordinance may be needed. The parking spaces will be gravel 17' 6" with a 30" overhang by 10' wide. The shared driveway between the house and the business will be used and blocked by employee parking. The neighbor does not have a problem with said driveway being used. The planning commission can make a conditional approval with final approval being completed administratively.

Motion by Mulders seconded by Klass that the site plan for Tyler Keit, 1175 W Ridge Rd. for an extension of a greenhouse receive conditional approval and that the following conditions be approved administratively. The parking shown with a 30" overhang to total 20' in length.

Defer the lighting approval until the permit is expired and at that time the applicant must comply with the current lighting regulations. Administrative approval be approved based upon the changes in the planners review.

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

NAYES: None

ABSENT: Talaga

Motion carried.

The planner provided language for ordinance updates regarding outdoor storage containers, dumpsters, and lot drainage. The commission members should read through the wording and be prepared for discussion at the next meeting.

Copies of the blight ordinance changes will be included with the next meeting's packets.

The building official explained vendor sales in the township and what kind of regulations the township should have regarding these types of events. Updated wording should be provided at the next meeting.

UNFINISHED BUSINESS:

There was no unfinished business.

OPEN TO THE PUBLIC:

Josh Sharrow, 1480 W Center Rd, Excited Goat Coffee, stated what he wanted to do with outdoor seating.

Supervisor, Close, presented what the board of trustees approved during Covid for temporary outdoor dining.

Chad Milkowski, 119 Tuscola Rd, asked if he had a buffer/berm in his yard to block the overgrown weeds from Hampton School, if he was in any violation of an ordinance.

ANNOUNCEMENTS:

There were no announcements.

Motion by Mulders seconded by Leinberger that the meeting adjourn. Motion carried.

Meeting adjourned at 9:00 pm.

Respectfully submitted:

Gary Leinberger, Vice Chairperson

Jodie Hebner, Recording Secretary