

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
MAY 12, 2022**

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 Board Room.

PRESENT: Klass, Wright, Leinberger, Adamowski, Talaga

ABSENT: Brey, Mulders

ALSO PRESENT: Sheppard, Eggers, Hebner, Dewyse, 3 people in the audience.

Motion by Leinberger seconded by Klass that the minutes of the April 14, 2022, meeting be approved and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

Rich Sheppard, attorney, discussed the township Anti-Blight Ordinance 13 and the revisions the township board is looking at. Specifically the definition and regulations regarding a “natural setting”. The board is merging the amendments into one new ordinance.

Motion by Adamowski seconded by Leinberger to recommend adoption of Ordinance 13- Anti-Blight, by the board of trustees.

AYES: Adamowski, Leinberger, Klass, Wright, Talaga

NAYES: None

ABSENT: Brey, Mulders

Motion carried.

COMMUNICATIONS:

The communication from the Bay County Drain office noting that issues that are presented to the planning commission should be reviewed at the drain office, if applicable, was accepted.

NEW BUSINESS:

There was no new business.

UNFINISHED BUSINESS:

Discussion was had on updating the following Chapters of the Zoning Ordinance:

Chapter 3.38 Lot Drainage changes and 3.41 Dumpsters added. If a dumpster is non-conforming after the ordinance change, the planning commission may go back to the site plan and require it to be conforming if the dumpster was shown on the original site plan.

Chapter 29 Large Scale Solar, front yard setback change from 100’ to 300’, side and rear yard setback change from 200’ to 250’. The minimum lot area change from 10 acres to 20 acres. A 4’ berm or tree line is required if the property is adjacent to an occupied residential zone.

Motion by Leinberger seconded by Adamowski to accept the wording and changes to the zoning ordinance as discussed above. Motion carried.

Discussion Continued on the following:

Chapter 6 Agricultural District, Section 6.05, inside and outside vendor sales. The building inspector noted his concerns regarding inside vendor sales. The buildings were built as AG buildings, therefore not required to have inspections or follow the building codes. If the public is allowed in said buildings, it possess a safety hazard as the buildings have not been properly inspected. Events held on the property outside the buildings would be fine.

Chapter 8 General Business District, Section 8.06 vendor sales. This section was changed to make a special use permit be required to hold vendor sales outdoors.

The board noted that the businesses that would be affected by the changes should be included in the discussion. At this time the changes to Chapter 6 and Chapter 8 have not been accepted.

Discussion was held on outdoor storage containers. No permanent storage containers allowed. All districts can have temporary containers. Three month time limit with two renewals for 3 months at a time. The same regulations shall apply to portable storage containers. The board would like to move forward with updating the zoning ordinance in regards to outdoor storage containers and portable storage containers.

OPEN TO THE PUBLIC:

Supervisor Close noted that the solar ordinance should incorporate a barrier or berm. Consumers Energy may propose to rezone a section on Hampton Rd to allow for a solar farm. Consumers has to make the formal request.

Justin Wright, 2708 W Center Ave, purchased the building and would like to restore vintage cars and possibly sell cars out of the building. The building is being used as it was before, therefore only requiring administrative approval for a site plan review.

Rich Vantol, representing New Hope Bay's new proposed day care, asked what the timeline was for the lot coverage change in the ordinance. The change is all set for public notice.

Eggers explained the next meeting will be review of the current changes and then hold a public hearing in July or all the recent ordinance changes.

The board would like the public input for vendors in the AG district. Fire Marshall, Neveau, should be invited to the next meeting for his input as well.

ANNOUNCEMENTS:

There were no announcements.

Motion by Leinberger seconded by Klass that the meeting adjourn. Motion carried. Meeting adjourned at 9:30 pm.

Respectfully submitted:

Jerry Talaga, Chairperson

Jodie Hebner, Recording Secretary

DRAFT