

**CHARTER TOWNSHIP OF HAMPTON
BOARD OF APPEALS MEETING
OCTOBER 21, 2021**

The regular meeting of the Charter Township of Hampton Board of Appeals was called to order at 7:00 p.m. by Vice Chairperson Brey in the Boardroom of the Hampton Township Administrative Offices.

PRESENT: Brey, Howell, Spyhalski, Wisniewski

ABSENT: Noble

ALSO PRESENT: Hewitt, Dewyse, Hebner and 3 people in the audience

Motion by Wisniewski seconded by Howell that the minutes of the June 17, 2021, meeting be approved as printed and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

No Communications

UNFINISHED BUSINESS:

There was no unfinished business

NEW BUSINESS:

New Hope Bay, 668 N Pine Rd. appeared before the board to request a variance of 0.08% from the total lot coverage of 25% required in the business district to construct a 1200 sq. ft. addition to an existing building.

Rich Vantol, representing New Hope explained the need for the addition with the building being used as a daycare/Montessori school. The school would allow children to interact with the elderly.

Discussion was held on the following: The canopies already constructed are included in the total lot coverage. The attorney noted that there has to be a hardship unique to said lot in order to grant the variance. The applicant was aware that the maximum lot coverage was met when constructing the second phase. The building in question was supposed to be removed when the last phase was built. A special use permit was granted to keep the building to be used as a daycare.

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

The applicant stated that the land to the east of the property is owned by Consumers Energy for their towers. The property owners to the north are not willing to sell any land at this time. Could that be the hardship?

At this time the meeting was closed to the public.

Motion by Wisniewski to deny the variance request, no one seconded the motion.

Motion by Howell seconded by Spyhalski that the Board of Appeals of the Charter Township of Hampton, hereby reverses the denial of a building permit to New Hope Bay, 668 N Pine Rd., under Notice of Appeal No. 21-06, for the reason that there is either unnecessary hardship (or)

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there is practical difficulty in carrying out the strict letter of Ordinance No. 36A. The reason being that the surrounding property is not available for purchase to increase the size of the lot.

AYES: Howell, Spyhalski, Brey
NAYS: Wisniewski
ABSENT: Noble
Motion carried

OPEN TO THE PUBLIC:
No one addressed the board.

Motion by Wisniewski seconded by Spyhalski that the meeting adjourn. Motion carried.
Meeting adjourned at 7:21 p.m.

Respectfully submitted:

Tony Brey, Vice Chairperson
Jodie Hebner, Recording Secretary