

**Charter Township of Hampton
Planning Commission
July 13, 2023**

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

ABSENT: Talaga

ALSO PRESENT: Hewitt, DeWyse, Daly-Martin, and 5 people in the audience

Motion by Adamowski, seconded by Leinberger, that the minutes of the April 13, 2023 meeting be approved as printed and that the reading of the minutes be waived. Ayes: Mulders, Wright, Klass, Brey, Adamowski, Leinberger. Absent: Talaga. Motion carried.

COMMUNICATIONS:

No communications

NEW BUSINESS:

A. 36 A-31 Zoning Ordinance Text Amendment Discussion

Daly-Martin shared that the current Hampton Township Zoning Ordinance fails to define a minimum of off-street parking space requirement for funeral homes. Section 15.13 of the Ordinance states that requirements for a use not listed shall be the same for that use which is most similar to the use not listed. Thinking about the use of funeral homes, the general public congregates on-site during specific events (funeral service) which has been determined to be most similar to a church service. Schedule B notes that churches are required to install 1 space per every 4 seats or 8 feet of pew in the main place of assembly. The lack of a minimum off-street parking space requirement for funeral homes and the subsequent interpretation leaves the Township in a difficult position. The minimum off-street parking space requirement for churches does not mandate the parking spaces needed to accommodate funeral homes in some instances. As a result, the Planning Commission should consider amending the Ordinance to account for this use in its minimum parking space requirement table.

Daly-Martin provided a comparison table of five surrounding municipalities for the Planning Commission to reference. After discussion, it was determined that Daly-Martin should compose language specific to funeral homes for the commission to consider at a future meeting.

B. Lot Coverage Clarification and Amendment

Daly-Martin provided the Planning Commission with excerpts from B-1 Section 8.05, B-2 Section 9.05, B-3 Section 10.05, and I-1 Section 11.06 for the commission to consider uniform percentages for lot coverages in the ordinance. Previous amendment to B-1 increased lot coverage to 30% from 25% on parcels of one acre or greater.

At this time the meeting was opened to the public. No public comment.

The meeting was closed to public comment.

Motion by Mulders, seconded by Admowski to allow 30% lot coverage on parcels one acre or greater in size, and allow 25% coverage on lots under one acre. Ayes: Mulders, Wright, Klass, Brey, Adamowski, Leinberger. Absent: Talaga. Motion carried.

C. Section 3.16 Dwellings - Single and Two-Family

Dewyse clarified for the Planning Commission the existing appeals process regarding the character, design, and appearance of residential dwellings located in the same zone district. Discussion including feedback from the planner, building inspector, and township lawyer concluded that much of the ordinance is subject to the discretion of the inspector and should remain such. The Planning Commission agreed that there is an appropriate procedure in place to address aesthetic and design concerns and that any additional process seeking approval from neighbors in the same zone district would create unnecessary challenges for all residential changes/additions.

UNFINISHED BUSINESS

None

OPEN TO THE PUBLIC

Dewyse informed the Planning Commission that a surrounding municipality had a request for a basement in an accessory building. In addition to the engineering challenges that adding a basement to an accessory building would pose, Dewyse advised the commission that adding a basement may cause challenges with existing ordinances regarding square footage calculations, building usage, and other topics given the unique qualities of a basement in such a structure.

Representatives from JCS Tool had informal questions for the commission based on decisions made at the April 13, 2023 meeting. JCS Tool would like to split an existing residential lot adjacent to their manufacturing parcel to accommodate warehouse expansion and mitigate as much impact to immediate neighbors and the overall neighborhood. Instead of rezoning the entire existing parcel, JCS Tool sought advice about splitting the parcel and rezoning the portion adjacent to the desired expansion. Representatives indicated a willingness to fence and/or berm the newly rezoned, split parcel to minimize impact on other properties and residents. The Planning Commission encouraged JCS Tool to finalize a formal site plan for their proposal and to direct questions to the building inspector.

At 8:02 pm the meeting was closed to the public.

ANNOUNCEMENTS

None

Motion to adjourn made by Adamowsk, seconded by Mulders. Ayes: Mulders, Wright, Klass, Brey, Adamowski, Leinberger. Absent: Talaga. Motion carried.
Meeting adjourned at 8:05 pm.

Respectfully submitted:

Tony Brey, Secretary

Gary Leinberger, Vice Chairperson