

Charter Township of Hampton

Planning Commission

February 8, 2024

The regular meeting of the Charter Township of Hampton Planning Commission was called to order at 7:01 pm by Chairman Talaga in the Hampton Township Boardroom.

**Present:** Talaga, Mulders, Klass, Adamowski, Wright

**Absent:** Brey, Leinberger

Also present: Sheppard, DeWyse, Daly-Martin, Close, and 11 people in the audience.

Motion by Adamowski, seconded by Mulders, that the minutes of the January 11, 2024, planning commission meeting be approved as printed and that the reading of the minutes be waived. Ayes: Talaga, Mulders, Klass, Adamowski, Wright. Absent: Brey, Leinberger. Motion carried.

**Communications:** Letter was read from Andrew J. Neumann pertaining to the rezoning request.

**New Business:**

Per Chairman Talaga, township planner reviewed the zoning request for a R-5 to B-3 (070-013-100-020-00) zoning change North of Hampton Rd. near the Essexville city limit. It was determined that the zoning change for solar was not a spot zoning issue.

Joe Lawson, Dena Isabell, and Steve Sulzman from Consumers Energy explained that the project would only utilize the western half of the zoning change request, due to the other half having many current utilities. It was established that no solar panels would be within 300 ft of Hampton Rd.

Mulders asked about total acres falling under the solar project and it was explained that 440 acres would be developed. Adamowski asked Consumers Energy about the timing and company representatives explained the project will begin in 2025.

**Open to the Public:**

Neil Spencer, 640 N. Finn Rd., expressed concern that no one should encroach upon the houses to the South, as well as the wetlands will be destroyed. He recommended the North portion would not be an eyesore and was concerned about the project lifespan. He then asked who would take care of the issues when it is done.

Bruce Weiss, 1503 Pine St., asked about taxes for the township and that residents will be giving up their view of wildlife in addition to storm water issues.

Thomas Chartrand, 1272 W Hampton Rd., asked about bushes, berms, and what he is going to see. He also asked how long it would take to complete the project and if there would be a surrounding fence for the project. He indicated that he has a 100 ft wide, life lease, and Consumers said it would stay in effect.

Barb Thompson, 1272 W Hampton Rd., asked if the land that is currently zoned B-3 could be used and the zoning request be denied. Consumers Indicated that it would greatly help the efficiency of the project.

Neil Spencer inquired about the size of the site, to which all learned an 85-Megawatt site was anticipated.

Ron Trepkowski, 1194 Ivy Leaf Ct., expressed living there since 1995 and didn't want to see solar panels in two directions and a large pond in the other. He stated Consumers could change the setbacks and be very close to his lot lines.

Howard Hages, 1208 Ivy Leaf ct., said it has been quiet with nice wildlife. He has a fence along the property line and is concerned who will maintain the land between the solar panels and his line. He feels his property will drop by \$100,000 in value. He told the planning commission they should work for the residents and not for the township.

Sheppard explained that the final decision remains with the Board of Trustees likely in April or May.

Adamowski made a motion to recommend that the B-3 zoning be approved. The motion failed for lack of support.

Talaga made the motion to deny the rezoning at this time. Wright seconded, and the vote was unanimous in favor of the motion to deny the zoning change.

**Unfinished business:**

**Pond Ordinance:**

A discussion was held by the planning commission to establish a 20 ft setback and calculation of water depth to setback- in addition to the 20 ft as stated. A 4 ft water depth below the discharge pipe should require a 4-1 slope.

Fencing material should be a part of the planning commission site plan approval.

Applicants should show safety equipment and locations on site plan.

A hauling route for spoils would be mandatory as well as road bonding.

Applicants will provide a cost estimate for road repair from Bay Co. Road Commission.

A 30 ft depth or a 2-acre pond size would trigger a type II hydrology study.

### **Small Accessory Buildings:**

The Planning Commission discussed a less than current set back distance for buildings less than 200 square ft. Height will need to be limited to 12 ft so as not to encroach on neighbor's yard.

### **College town lot size:**

It was explained that these are small lots, and the planning commission should consider a rezoning of this area with its own setbacks. The opportunity to rebuild a damaged structure in college town, on the same footprint, should be an option as well.

### **Open to the Public.**

At 8:36 pm, the meeting was open to the public.

No one addressed the board.

At 8:37, the meeting was closed to the public.

### **Announcements; none**

Motion by Adamowski to adjourn, seconded by Wright. Unanimous consent to motion.

Meeting adjourns at 8:40 pm.

Respectfully submitted:

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Mike Mulders, Substitute Secretary

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Jerry Talaga, Chairperson