

**Charter Township of Hampton
Planning Commission
March 9, 2023**

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: Talaga, Klass, Brey, Adamowski, Wright, Leinberger

ABSENT: Mulders

ALSO PRESENT: Sheppard, DeWyse, Hebner, Daly-Martin, and 10 people in the audience

Motion by Adamowski, seconded by Klass, that the minutes of the December 8, 2022 meeting be approved as printed and that the reading of the minutes be waived. Ayes all, motion carried.

COMMUNICATIONS:

None

NEW BUSINESS:

I. Election of Officers -

Chairperson: Motion by Brey, seconded by Klass to nominate Jerry Talaga as Chairperson.

Ayes: Talaga, Klass, Brey, Adamowski, Wright, Leinberger, motion carried.

Vice-chairperson: Motion by Adamowski, seconded by Talaga to nominate Gary Leinberger as Vice-chairperson. Ayes: Talaga, Klass, Brey, Adamowski, Wright, Leinberger, motion carried.

Secretary: Motion by Talaga, seconded by Klass to nominate Tony Brey as Secretary. Ayes: Talaga, Klass, Brey, Adamowski, Wright, Leinberger, motion carried. Absent: Mulders.

II. Site Plan Review -

Bay Medical Care Facility

Goudreau and Assoc.

Parcel# 09-070-048-200-005-00

584 W Hampton Rd.

The planner discussed his review of the Special Use Permit to allow the expansion of the Bay County Medical Care Facility. An original special use permit was approved for the expansion of this facility in March 2017. At that time the existing facility was to be expanded to include the addition of sunrooms and administrative addition, new fencing, landscaping, and sidewalks. Internal improvements reflected on the 2017 site plan were stopped due to the COVID-19 pandemic. In Fall 2022 additional funding was received thanks to a millage the applicant now intends to complete the outstanding renovations reflected on that 2017 site plan, as well as a new kitchen renovation and minor site work. The gravel staging area on the west side of Ironwood Boulevard will be removed and replaced with turf.

As outlined in Section 14.02 of the Ordinance, it appears that the current request is classified as Type I Site Plan Review. This is due to the fact that the applicant intends to complete outstanding improvements from a previously approved final site plan, new proposed

improvements mainly consist of interior renovations and given that paving will occur within a currently utilized laydown yard, additional proposed exterior improvements will not constitute an expansion of the existing use. Type I Site Plans are approved administratively by the Building Inspector. Once a final plan set is received by the Building Inspector, an evaluation should be performed to ensure that the scope of the work does not constitute an expansion or change of use prompting Planning Commission approval. The Building Inspector should report back to the Planning Commission after submittal on findings.

At this time the Board opened to discussion. No comments or questions from the Board.

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

Motion by Leinberger, seconded by Talaga to delegate administrative approval to the Building Inspector as dictated by Type I Site Plan Review. Aye: Talaga, Klass, Brey, Adamowski, Wright, Leinberger, motion carried. Absent: Mulders.

UNFINISHED BUSINESS:

I. Special Use Permit Review, Commercial Pond -Tabled
Consumers Energy Co. - Golder and Assoc.
Parcel# 09-070-012-200-005-00
2305 N. Boutell Rd., SE

II. Site Plan Review, Commercial Pond - Tabled
Consumers Energy Co. - Golder and Assoc.
Parcel # 09-070-012-200-005-00
2305 N. Boutell Rd., SE

Sheppard explained that since the above items were tabled at the December 2022 meeting, the Special Use Permit and the Site Plan Review need to be re-noticed to the public for a hearing at the next Planning Commission meeting in April 2023.

Informal discussion occurred with Daly-Martin providing a site plan overview. Representatives from Golder and Assoc. and Fisher Trucking clarified questions from the board: Leinberger inquired about fencing around the construction site. DeWyse confirmed that fencing should be in place prior to digging. Applicants indicated that the fence around the pond/lake will be 6 ft chain link with 1 ft barbed wire top. Sheppard expressed consideration for a ladder or other safety equipment to be accessible from the bottom of the empty pond/lake. Applicants indicated that they estimate 6-7 years until completion, that the construction season each year will allow for approximately 40-50 acres of coverage, with 242 acres of coverage needed at Weadock. Digging will occur during the regular construction season and resume in late spring when the ground allows. Discussion led to construction updates being necessary on a regular basis, due to the multi-year timeline. Suggestion by DeWyse that summary/updates of

construction occur at the end of the digging season, to allow time for Planning Commission review prior to the next construction season - perhaps at a March or April meeting. Applicants expect soil erosion permits to be approved next week, with EGLE updates coming soon.

Motion by Leinberger, supported by Talaga to re-table the special use permit and site plan review for re-noticing for the April 13, 2023 meeting. Ayes: Talaga, Klass, Brey, Adamowski, Wright, Leinberger, motion carried. Absent: Mulders.

OPEN TO THE PUBLIC:

Corey and Delinah Anderson, 1246 W Nebobish, approached the commission for an extension on the parameters of a special use permit for their property on Arms Rd. The Andersons gave an update on their home construction plans for Spring 2023 and are seeking to continue to an extension of not installing a fence. DeWyse provided past minutes to Sheppard. Sheppard clarified based on minutes from April, November, and December 2020 meetings that an amendment to the original special use permit for the Arms property - done under the previous owner (Henika) - would require a notice to the public and a hearing at a future planning commission meeting.

Bob Grew, 441 E Borton Rd, approached the commission for input on building a pole barn on his property for his personal business in need of cold storage. Sheppard clarified that there are several ordinance requirements pertaining to home occupations and that Mr. Grew could obtain copies of the ordinance from the Township office during regular business hours. DeWyse and office staff could clarify requirements of home occupations.

ANNOUNCEMENTS:

None

Motion by Klass, seconded by Adamowski that the meeting be adjourned. Ayes: Talaga, Klass, Brey, Adamowski, Wright, Leinberger, motion carried. Absent: Mulders. Meeting adjourned at 8:20 p.m.

Respectfully submitted:

Tony Brey, Secretary

Presiding Officer, Jerry Talaga, Chairperson

