

**Charter Township of Hampton
Planning Commission
September 15, 2023**

The regular meeting of the Charter Township of Hampton Planning Commission was called to order at 7:03 p.m. by Vice Chairperson Leinberger in the Hampton Township Board Room.

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

ABSENT: Talaga

ALSO PRESENT: Sheppard, DeWyse, Daly-Martin, and 34 people in the audience

Motion by Mulders, seconded by Adamowski, that the minutes of the July 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.

NEW BUSINESS:

A. Site Plan Review, Hugo Real Estate Mgmt. Co. Parcel No. 070-060-200-090-00, N Knight Rd. Event Venue

Daly-Martin began with highlighting site plan review areas of concern for the Planning Commission, with the intent that the applicant, Mr. Mark Hugo, will address and clarify. This property is a 9.23 acre split from a larger 19.7 acre parcel. It is zoned as B-2 Agricultural/Business Transitional District. The applicant is seeking to construct a wedding venue on the vacant parcel. The wedding venue would be 15,680 square feet in size, two-stories with a balcony area, serviced by a connected parking lot and concrete walkways, and meets all setback and lot coverage requirements. The proposed venue is appropriate for property zoned B-2.

The site plan review indicated the following areas required more attention: Provide correspondence from Bay County Road Commission demonstrating that the proposed road is acceptable and built to minimum standards; provide correspondence from the Bay County Drain Commission demonstrating that the site drainage is acceptable; provide location, detail, and composition of fencing, compliant with Section 3.28; identify maximum occupancy to confirm minimum parking requirement is met; identify whether signage is proposed; identify all exterior lighting compliant with Section 15.08; provide landscape detail pursuant to Chapter 17; clarify hours of operation and intended usage; provide fire suppression pursuant to the Fire Marshall's requirement; identify location of dumpster(s) compliant with Section 3.41; indicate any security for the access road.

Mr. Dennis Banaszak, civil engineer representing Mr. Hugo, addressed the Planning Commission and clarified several of Daly-Martin's site plan review concerns. Conversations have occurred with the road commission and drain commission, and the approval correspondence is pending. A four-foot high vinyl fence will sit atop an earthen berm providing a visual and noise break between the venue and existing condos. Parking is drawn at 118 spaces, but if parking lot landscaping is required, that number will decrease. Pole lighting is

indicated around the perimeter of the parking lot with the building illuminated by standard lighting at entrances. Dumpster location to be added near the southwest corner of parking lot.

Mr. Hugo addressed the Planning Commission and expressed willingness to add an entry gate to the private drive to satisfy the concerns of nearby residents. Hugo confirmed that the venue will have security connection to 911 as required - as well as fire suppression. The intent is for the venue to primarily host weddings on Fridays and Saturdays, but the owner will consider other uses compatible to the wedding-venue atmosphere. The venue would support catered events, but would not have the capacity for preparing food on-site.

At this point in the meeting, Vice Chairperson Leinberger opened the meeting to the public. Several residents of condos from the Hampton Lake Estates and nearby properties were in attendance, including Wyzkiewicz, Linton, Vereyken, Fletcher, Druin, and Walraven. Residents addressed a variety of concerns including: increased traffic on Knight, increase lost guest traffic on Hampton Lake Road as a 'no outlet' road, and the request for changes to the intersection's traffic pattern and lights; will fencing and berm be enough to negate noise and light from parking and guests at venue; will development occur on the other parcels split from the original 19.7 acre parcel and the type of development is permitted by right on those parcels; loss of property value due to dissimilar nature of residential condos and proposed venue; loss of remote, natural setting, and impact on wildlife; concern for elderly residents of condos; retention pond proximity to parking lot and possibility of guests falling in; security on-site during gatherings with alcohol involved; sound pollution from the building or from outdoor activities near the pond;

Mr. Steve Fletcher read a prepared statement and submitted it to the Planning Commission for inclusion in tonight's records.

At this time the open to the public portion was closed.

Motion by Mulders, seconded by Brey to table the site plan review until the next Planning Commission meeting so the applicant can address concerns raised by the planner and submit revisions for approval. Ayes: Mulders, Wright, Klass, Brey, Adamowski, Leinberger. Absent: Talaga. Motion carried.

B. Special Use Permit, Keith Schweinsberg, 79 East Hampton Rd, Parcel # 070-046-100-005-00C - Approximately Two (2) Acre Pond

Daly-Martin shared an overview of the site plan review for a proposed 2.2 acre recreational pond located at 79 East Hampton Road. The pond will maintain a 1:3 slope until it reaches a depth of six feet, and then a 1:1 slope to a depth of 25 feet. Ponds are considered an accessory use and the proposed pond meets the setbacks in the R-5 district. Materials from the excavation site will be trucked off-site. Clarification is needed from the applicant on the following items: location and composition of proposed fence and appropriate locking mechanism; description of all measures to prevent stagnation and health nuisance; written approval to discharge excess water into private drain from both Saginaw Estates Mobile Home Park and Bay County Drain Commissioner; demonstrate no storm runoff onto adjacent or nearby lands through the submittal of a grading plan or elevation map; documentation of a soil erosion permit; obtains a building permit within one year of special use approval; provides proposed hours of operation for extraction and trucking, as well as a proposed haul route for materials and traffic pattern for return.

Applicant Schweinsberg indicated that he is still determining the exact placement of an overflow discharge pipe based on consultation and advice with representatives from Saginaw Estates Mobile Home Park and the Bay County Drain Commissioner. A six foot privacy fence will encircle the entire pond, with access only available through the driveway entrance of the property.

At this time the meeting was opened to public comment. Mr. Matthew Dardas, 123 East Hampton Road, addressed the board. Mr. Dardas's property is adjacent to the Schweinsberg parcel to the east. He stated his concerns about water flooding his property in an area that is already prone to flooding, as well as the potential risks of drowning with the proposed pond's proximity to Saginaw Estates.

A letter to the Planning Commission from Mr. Dardas was read aloud at this time and entered into the record.

Commission members highlighted past issues with dust and debris left on the haul route, excessive wear and tear leading to road failure, bonding the road damage for a period of time extending beyond the actual construction time frame as additional items to be addressed before approval of the special use permit.

Motion by Mulders, seconded by Brey to table the special use permit and site plan review until the next Planning Commission meeting so the applicant can address concerns raised by the planner and commission and submit revisions for approval. Ayes: Mulders, Wright, Klass, Brey, Adamowski, Leinberger. Absent: Talaga. Motion carried.

- C. Site Plan Review, Keith Schweinsberg, 79 East Hampton Rd, Parcel # 070-046-100-005-00C - Approximately Two (2) Acre Pond**
Tabled as part of Item B approved motion.

COMMUNICATIONS:

Consumers Energy Solar Arrays Representatives - Joe Lawson and Deana Isabelle - provided a brief update on the status of solar array installation plans on and near the current Karn-Weadock site as well as a community grant available in next year's state budget that the Township may benefit from as part of this proposed project. The current plan is for 85 megawatts on approximately 488 acres.

The Planning Commission requested information on the proposed location and proximity to existing residences and businesses. Consumers representatives will provide more details for next month's meeting and encourage any Township resident to contact them with questions or for information on the future of this project.

UNFINISHED BUSINESS

- A. 36A-31 Zoning Ordinance Text Amendment Discussion**

Daly-Martin supplied the Commission with samples of parking requirements from surrounding municipalities as a reference point for determining appropriate parking for funeral homes since the existing Township ordinance lacked a clear expectation for funeral homes. After discussion the Commission directed Daly-Martin to draft language for one parking space for each 50 feet of parlor or chapel space, plus one parking space for each employee on a maximum working shift.

OPEN TO THE PUBLIC

Tyler Keit approached the Commission for input on expanding greenhouses, retail space, and parking at his current business at 1175 Ridge Road.

DeWyse explained to the Commission that future packets will be digital with hardcopies available at the Township Office. Mailing packets to each member is cost prohibitive and unnecessary with digital packets emailed regularly.

At 9:00 pm the meeting was closed to the public.

ANNOUNCEMENTS

None

Motion to adjourn made by Adamowski, seconded by Mulders. Ayes: Mulders, Wright, Klass, Brey, Adamowski, Leinberger. Absent: Talaga. Motion carried.
Meeting adjourned at 9:01 pm.

Respectfully submitted:

Tony Brey, Secretary

Presiding Officer, Gary Leinberger, Vice Chairperson