

**Charter Township of Hampton
Planning Commission
October 24, 2024**

A special 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, Mulders, Klass, Leinberger, Adamowski, Wood

ABSENT: Wright

ALSO PRESENT: Sheppard, DeWyse, 1 person in the audience.

Motion by Leinberger, seconded by Adamowski that the minutes of the September 12, 2024, meeting be approved as printed and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

None

NEW BUSINESS:

A. Appointment of Liaison to ZBA.

Motion by Adamowski, seconded by Mulders to recommend to the Board of Trustees the nomination of Brad Wood for appointment to the Zoning Board of Appeals. Motion carried.

UNFINISHED BUSINESS:

A. Dumpster Enclosure Discussion/Ag Zone

The planner reviewed the current dumpster ordinance. He also reviewed other Townships in Michigan ordinances. There is very limited information from other municipalities regarding dumpster regulations in the Ag Zone.

Discussion was held on the property in question, being a public stable and operating as a farm or a commercial business. It was determined that the use of the property was commercial in an AG Zone and must follow all special use provisions and site plan review. The planning commission can change the ordinance to make the dumpster regulation as a condition on a Special Use Permit for commercial use in the AG Zone. The planning commission cannot go back on a special use permit and require a new condition. Leave the public stable as it is for now, unless they have to come back to the planning commission. No pad and no fence required for Ag use in the Ag Zone.

At this time the meeting was open to the public.

Andrew Wilson, 708 W Nebobish Rd., noted that he did not have an issue with the dumpster ordinance as commercial uses not in the AG zone.

At this time the meeting was closed to the public.

Motion by Mulders, seconded by Klass to make the dumpster regulations part of the special use approval.

Ayes: Mulders, Klass, Adamowski, Leinberger, Talaga, Wood

Nayes: None
Absent: Wright
Motion carried.

B. College Towns Rezoning Discussion

Planner discussed college town's issues. The planning commission can amend the zoning district or create an overlay district. The planner discussed what an overlay district was. The overlay district would be easy to identify. There would be separate rules for just the college town area and not affect other regulations.

Discussion was held on the following: requirements for a sliding scale or a percentage based on lot size. Need some sort of table or diagram showing the yard setbacks as a percentage of square feet and percentage of width. All alleys in college town are abandoned. Are garages going to be allowed in the front yard? If not, how to make them work in the overlay district.

The planning commission would like for the planner to pull data and show a comparison table on setbacks as a percentage basis with a diagram.

C. Pond Ordinance Amendment Discussion

The planner reviewed the potential pond amendments that were discussed at the April 2024 meeting.

Discussion was held on the following: Mining versus extraction for topsoil. Bond requirement for vacant property. State statutes on mining. Ag ponds used for irrigation versus residential ponds used for recreation. Treat residential ponds as an accessory use to the property as it is with the accessory building regulations. There must be a dwelling on the property to construct a residential pond. People use topsoil to build up the lot for construction to get out of the flood plain. A condition can be that spoils do not leave the site until after the dwelling is complete. Distinguish the difference between a recreation pond, residential pond, an irrigation pond, and mining. Not allow a lot split with a house and a pond. A pond over 2 acres is considered mining. Regulate slope.

OPEN TO THE PUBLIC:

No one addressed the board.

ANNOUNCEMENTS:

None

Motion by Talaga seconded by Leinberger to adjourn. Motion carried.
The meeting adjourned at 8:50 pm.

Respectfully submitted:

Jerry Talaga, Chairperson
Jodie Hebner, Recording secretary