

**CHARTER TOWNSHIP OF HAMPTON
PLANNING COMMISSION
NOVEMBER 10, 2011**

The regular meeting of the Charter Township of Hampton Planning Commission was called to order at 7:00 p.m. by Chairperson Basket in the Boardroom of the Hampton Township Administrative Offices.

PRESENT: Hildinger, Helminiak, Klass, Basket

ABSENT: Talaga, Mulders, DeWyse

ALSO PRESENT: Sheppard, Eggers, Hebner, Hugo, 9 people in audience

Motion by Hildinger seconded by Klass that the minutes of the October 13, 2011, meeting be approved as printed and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

There were no communications

UNFINISHED BUSINESS:

A correction needs to be made to the Master Plan; Date on the resolution needs to be changed before the appropriate commission member's sign.

Helminiak seconded by Klass that the Master Plan be adopted by resolution with the public hearing date changed to October 13, 2011.

AYES: Helminiak, Klass, Hildinger, Basket

NAYS: None

ABSENT: Talaga, Mulders, DeWyse

Motion carried.

A Public Hearing for Michael Jacobs, owner of the property on Wagner and Ridge to be known as "Maple Ridge Subdivision", was held to approve a preliminary subdivision plat.

Discussion was held on the following: Board of Trustees to review and send approval back to planning commission for final approval, establishing a special assessment district, drainage, planner notes; it has been noticed in the deed for drainage in the rear of the lot, also there will be a shared drainage easement.

At this time the meeting was open to the public for questions and comments.

Fran Samyn asked if all the lots were going to be off Wagner and not on Ridge.

At this time the meeting was closed to the public.

Motion by Hildinger seconded by Helminiak to approve the tentative preliminary plat and make the recommendation to the board of trustees for approval or denial with the following conditions:

- Subdivision restrictions if any need to be in place.
- Drainage to be approved.
- All other permits approved.
- Board of Trustees review special assessments for drainage.

AYES: Hildinger, Helminiak, Klass, Basket

NAYS: None

ABSENT: Talaga, Mulders, DeWyse

Motion carried.

Steve McDonald, owner of 514 W Center Rd., appeared before the board to request a special use permit for a farm market that was tabled from last meeting.

Discussion was held on the following: the possibility of Mr. McDonald adding onto the building and running his business inside. If this happens, the current special use permit will have to be denied, a new site plan will need to be submitted and the process started all over again for site plan review. Mr. McDonald will have to provide an engineered site plan along with a sealed print. The Building Inspector will have to grant final approval and a permit from health department will need to be obtained. Board tabling final consideration of the special use permit in order to allow applicant additional time to make up his mind.

At this time the meeting open to the public. No one addressed the board.

Motion by Helminiak seconded by Klass, to table final consideration of the special use permit to Steve McDonald until the next meeting. Motion carried.

NEW BUSINESS:

There was no new business.

ANNOUNCEMENTS:

There were none.

OPEN TO THE PUBLIC:

Rob Eggers, Spicer Group, discussed the Right to Farm Act and Generally Accepted Agricultural and Management Practices (GAMPS). This may be something the planning

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commission needs to look at and revise the zoning ordinance accordingly. Board will have work sessions during the next few meetings if the agenda's permit to discuss the zoning ordinance.

A Thank you was given to Cindy Hildinger for her years of service on the planning commission.

Motion by Hildinger seconded by Klass that the meeting adjourn. Motion carried.
Meeting adjourned at 7:45 pm.

Respectfully submitted:

Cindy Hildinger, Secretary

Jodie Hebner, Recording Secretary