

Approved

Hamlin Township Planning Commission Board Meeting
April 5, 2023, 5pm

Call to Order: Chair, Barber, 5:06 pm

Pledge of Allegiance: Pledge to the flag was given.

Roll Call: Renee Taber-present; Jason Ottney-present; Keith Barber- present; BJ Benkovsky-present ; Jason Ottney- present; Mark Howell- present;

Others in attendance: Philip Bombrys, Denise Perkins and Erin Reincke

Approval of Agenda: Barber made changes to agenda. Remove item 10A New Business Private Road Moratorium; add approval of Amendments to Chapters 1-6A to attorney for implementation into Interim Zoning Ordinance. Howell moved to approve the amended agenda; seconded by Taber. Motion carried.

Approval of Minutes 3/1/23: Taber moved to approve the minutes, seconded by Howell; Motion carried.

Communications: none

Public comments: none

Public hearings of Conditional use permits: none

Old business:

a. Discussion of lot size (1:3 vs 1:4)

Taber moved to change the lot ratio from 1:3 to 1:4 with a minimum of 150 feet of road frontage. Howell seconded. Motion carried.

b. Discussion of Section 4.0-4 (E) Accessory Uses. Barber read attorney's response for clarification of this section. After further discussion, it was agreed to leave language as written.

c. Discussion on WECS heights and setbacks. Keep WECS height regulation at 400ft. Include the following language for setback requirements:

Non-Participating Properties: Setbacks to be 150% of the height of the WECS from the base to the property line.

200% of the height of the WECS from the base to a habitable structure.

100% of the height of the WECS from the base of a structure to a public road right-of-way and utility.

Participating Properties: 100% of the height of the WECS from the base to a principal structure.

d. Changes/additions to Interim Zoning Ordinance Chapters 7 – Signs

After discussion, no changes.

Barber moved to push the review of Chapter 8 to May's meeting. Howell seconded. Motion carried.

New Business:

a. April 20th Planning Training at Eaton County. Perkins asked if any of the planning commission members would like to attend this training. Barber, Perkins, King and Taber will be attending this training. Erin Reincke will also be attending.

Upcoming Cases: none

Public Comments: Perkins commented that the Planning Commission will need to review the updated Master Plan and accept or make changes at the May 3 meeting.

Meeting Adjourned: 6:14 pm

Next Meeting Wednesday, May 3, 2023, at 5pm



Jason Ottney

Secretary