

*Approved*

Hamlin Township Planning Commission Board Meeting  
February 1, 2023, 5pm

**Call to Order:** Chair, Barber, 5:10 pm

**Pledge of Allegiance:** Pledge to the flag was given.

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

**Others in attendance:** Philip Bombrys, Denise Perkins, Kate King, Marta & Nathan Brown, Lynn & Sue Ball, Erin Reincke

**Approval of Agenda:** Taber moved to approve agenda, seconded by Howell; Motion carried.

**Approval of Minutes 1/4/23:** Taber moved to approve the minutes, seconded by Ottney; Motion carried.

**Communications:** Perkins gave an annual report to all board members

**Public comments:** Lynn Ball is here to support Brown's wedding venue and supports a CUP for serving/providing alcohol. He also wants to see the township attorney's opinion on this subject.

**Public hearings of Conditional use permits:** none

**Old business:**

- a. Change/additions to Interim Zoning Ordinance, chapters 3, 4, & 5

Visual representation of setbacks added.

Howell noted that there is currently no requirement for a CUP gunsmithing (pg. 32), board agreed that a CUP should be required for this.

Benkovsky found a numbering error in chapter 3; Correction of number in section 3 & 4. Sections shall be numbered 4.1, 4.2, etc.; Change of wording from lines parallel to the street, to boundaries indicated as.

Childcare changed from permitted to CUP.

Perkins wants to add a definition of flag lot and private roads in section 4.3. Also the addition of: "all property addresses are subject to compliance with the Eaton county address ordinance".

Taber commented on hydraulic fluid issue on private roads and questioned who would handle this. Courses of action possible are contacting EPA.

Howell discussed the wording of section 4.4 E, Perkins recommended that the township attorney be consulted for the revision of this section.

Discussion of increasing the ratio of lot size, land division and road frontage. Bombrys commented on drainage and drain field issue with houses that are too close together. Barber suggested a creation of different diagrams to visualize the different ratios with mock site plans. Perkins will create several diagrams for later review. This Section, 4.9, will be readdressed at March's meeting.

Barber commented that Section 5.3 B has contradicting verbiage, a ratio of 4:1 requirement for lot width, revision was discussed, change to 1:4

**New Business: NorthFork Estates**

Marta Brown discussed the changing of the township from dry for spirits and the granting of liquor licenses. She is confused as to who she needs to address for a decision on this subject. She thanked the board for their time.

**Upcoming Cases:** none

**Public Comments:** Nathan Brown asked about previous land splits and if they would be grandfathered in if the board adjusts the requirements. Barber let them know that if there were a future issue it would go to the Zoning board of appeals.

**Meeting Adjourned:** 6:10 pm

Next Meeting Wednesday, March 1, 2023, at 5pm

A handwritten signature in black ink, appearing to read "Kate King", with a long, sweeping underline that extends to the right.

Kate King

Recording Secretary