

**Approved**

## Hamlin Township Planning Commission Board Meeting

September 6, 2023, 5pm

**Call to Order:** Chair, Barber, 5:01 pm

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

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

**Others in attendance:** Philip Bombrys, Denise Perkins, Kate King, Louise Sagaert for Wildside

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

**Approval of Minutes 7/5/23:** Howell moved to approve the minutes, seconded by Ottney; Motion carried.

**Communications:** none

**Public comments:** Phil Bombrys expressed concerns on a proposed 2,000 acre solar farm in Hamlin Township.

**Public hearings of Conditional use permits:** 2023-CUP-01 Minor Change to original CUP issued in 1995. Applicant, Wildside Rehabilitation & Education Center, asking for a change of conditions to her previous conditional use permit (CU-13-95), pursuant to Chapter 6A Agricultural Business, to allow for the existing 120' x 38' x 20' Eagle flight enclosure and construction of a 30' x 50" pole barn for storage.

There are currently 6 Eagles being rehabilitated and more are expected over the coming weeks.

Pole barn is for facility equipment storage only (no animals).

Robert Clark commented that the facility is getting large in their expansions and there is extra traffic on the dirt road during the day. But he appreciates the work they do there.

Original CUP (CU-13-95) was approved with the following conditions:

1. Animal holding area shall be setback approximately three hundred (300') from the originally designated location on the site plan.
2. No storage of manure or dust producing material within one hundred feet (100') of any property line or road right-of-way.
3. Signs and parking areas shall be permitted pursuant to this Ordinance.
4. Agricultural business shall be established and conducted in compliance with all other applicable laws and ordinances.
5. Carnivorous animals will remain on site no longer than 72 hours.  
CUP conditions were modified 9/15/1988 to read: Carnivorous mammals over ten(10) pounds will remain on site no longer than 72 hours.
6. Birds will be limited to 200; and no more than 100 mammals on the property at one time.
7. A Review of this original CUP was conducted each year for three (3) years.

Ottney moved to recommend approval to the township board of 2023-CUP-01, with the original conditions of CU-13-95. Seconded by Howell. Motion carried.

Lousie commented that the Traffic is primarily due to staff and people dropping off animals for rehabilitation.

**Old business:**

a. Changes/additions to Interim Zoning Ordinance

Ch. 14 – keeping of Animals

No Changes

Ch. 15 – Supplemental Regulations

Section 15.03: Yard requirements of not less than 10 ft setback may be adjusted at a later meeting to be in accordance with previous sections.

Section 15.07 E: Reads “township fire department”, to be amended to “Hamlin Township fire department”.

Section 15.08: Fences will be changed to Section 15.09 and all subsequent sections will be changed to follow numerical order.

Section 15.17 A: Change of wording to: "A swimming pool or appurtenances thereto shall not be considered, installed, enlarged, or altered until a zoning referral is obtained by Hamlin Towing Zoning administrator to be sent to the county for a building permit.

**Ch. 16 – Off Street Parking**

Howell Moved to review ch.16 at the next meeting, seconded by Reincke. motion carried.

**New Business:**

- a. Public hearing for adoption of Master Plan Update; Resolution 2023-10PC.  
Planning Commission recommendation of adoption by Township Board.  
Opened for public discussion. No public comments. Closed for public comment.
- b. Ottney moved to Recommend to the Township Board to renew the adoption of Interim Zoning Ordinance including all amendments for a period of two (2) years, seconded by Howell. Motion carried.

**Upcoming Cases:** Griffith Church CUP 501c3

**Public Comments:** Hecate Energy is looking to put in a 1,500 acre of solar farm. This is in the early stages of communication with the township.

**Meeting Adjourned:** 5:52 pm

Next Meeting Wednesday, October 4, 2023, at 5pm



Kate King

Recording Secretary

