



10405 Merrill Road
P.O. Box 157
Hamburg, MI 48139
(810) 231-1000
www.hamburg.mi.us

Supervisor Pat Hohl Clerk Mike Dolan Treasurer Jason Negri Trustees Bill Hahn, Patricia Hughes, Chuck Menzies, Cindy Michniewicz

PLANNING COMMISSION MEETING

Wednesday, August 17, 2022 at 7:00 PM

Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

Commissioner Muck called the meeting to order at 7:00 pm.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD:

1) PRESENT:

Jeff Muck, Chair
Joyce Priebe
Paul Bohn
Patricia Hughes
Ron Muir
John Hamlin
Scott Pacheco, Township Planner

2) ABSENT:

Chris Madigan, Zoning Administrator
Victor Leabu Jr

APPROVAL OF MEETING AGENDA-August 17, 2022

Motion made by Commissioner Priebe to approve the agenda. Seconded by Commissioner Muir.

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES

Motion made by Commissioner Muir to approve July 20, 2022 Planning Commission Meeting Minutes, as presented. Seconded by Commissioner Hamlin.

VOTE: MOTION CARRIED UNANIMOUSLY

CALL TO THE PUBLIC

None

UNFINISHED BUSINESS

None

CURRENT BUSINESS

1. **Item (7 a.) Storage Facility_SUP22-001_SPA22-001** Public Hearing: to consider the remodel of the existing building and construction of 23 new storage buildings totaling 113,180 square foot of indoor area. The project also includes a concrete pad approximately 145,180 square foot in size for additional outdoor storage.

Open to Public Hearing for Comments.

Motion made by Commissioner Bohn to deny the storage facility as proposed, based on the Master Plan, lack of compatibility for a special land use given the scale and solve values of criteria. As proposed, it is not consistent and compatible with our Master Plan, and it would cause significant impacts to the surrounding area. Seconded by Commissioner Hughes.

Roll Call Vote: Ayes (5); Nays (1); Commissioner Priebe Absent (1) Commissioner Leabu Jr

2. **Item (7 b.) Zoning Text Amendment (ZMA/ZTA21-001)** Discuss and review draft zoning regulations that utilize the Village Center Master Plan (VCMP), to guide future growth and development in the Village Area within the Township.

Planning Commissioners discussed the ZTA and made recommendations to staff.

ADJOURNMENT

Motion to adjourn at 10:03 pm.

Motion made by Commissioner Bohn for adjournment. Seconded by Commissioner Hamlin.

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Lisa Perschke

Planning/Zoning Coordinator & Recording Secretary

Chris Madigan

Zoning Administrator

The minutes were approved as presented/corrected: _____

Commissioner Jeff Muck, Chairperson