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**Hamburg Township  
Planning Commission  
Wednesday, April 20, 2022  
7:00 P.M.**

**1. CALL TO ORDER:**

The meeting was called to order by Chairman Muck at 7:00 p.m.

Present: Bohn, Hamlin, Hughes, Leabu, Muck, Muir & Priebe  
Absent: None  
Also Present: Chris Madigan, Planning & Zoning Administrator & Scott Pacheco, Township Planner

**2. PLEDGE TO THE FLAG:** Chairman Muck led those present in the pledge to the flag.

**3. APPROVAL OF THE AGENDA:**

Motion by Muir, supported by Priebe

To approve the agenda as presented

VOTE: MOTION CARRIED UNANIMOUSLY

**4. APPROVAL OF MINUTES:**

- a) March 16, 2022 Planning Commission Meeting Minutes

Motion by Hamlin, supported by Muir

To approve the minutes of the regular meeting of March 16, 2022 as presented

VOTE: MOTION CARRIED UNANIMOUSLY

- b) Special Meeting of the Township Board of Trustees, Planning Commission, Zoning Board of Appeals -  
March 16, 2022

Motion by Hugues, supported by Priebe

To approve the Special Joint Meeting minutes of March 16, 2022 as amended as follows:

- The Roll Call Vote shows Trustee Menzies listed both as absent under Trustees and also the Planning Commission and should be stricken from the Planning Commission
- On the last page, the vote count should be 4 yes and 3 absent as there were only 4 Board Members present at the joint meeting

VOTE:

MOTION CARRIED UNANIMOUSLY

## 5. CALL TO THE PUBLIC:

Chairman Muck opened the call to the public. Hearing no public comment, the call was closed.

## 6. OLD BUSINESS:

- a) Special Use Pennit (SUP 20-001) and Preliminary/Final Site Plan (SPA 20-001) Public Hearing and Review: to consider an amendment of the existing special use pennit approvals to allow the expansion of the outdoor storage use for the rental equipment business to 25,078 square feet; to allow the expansion of the outdoor sales area for the hardware store use to 8,043 square feet. In addition to the amendment to the Special Use Pennits the site plan application review will also include the consideration of a proposed addition to the building used for the construction rental equipment. The addition will include the removal of 466 square feet of the original building and the addition of 1280 square foot of new space.

Zoning Administrator Madigan stated that this item was tabled at a previous meeting at which the public hearing was held.

Ms. Samantha Paradise representing the applicant reviewed the changes from the previously submitted plan including vehicular access and travel patterns and turn around, pedestrian pathways to the rear parking area, removal of eight-foot multi-purpose trail along M-36, and they have provided a minimum setback of six feet between the outdoor storage area and future roadway right-of-way easement on the east side of the site. They have also included accommodations for truck and trailer parking. They have increased the outdoor storage and sales area and have included an additional area for seasonal storage. She further discussed reconfiguring the outdoor storage and parking in the rear so that they would not have to make any boundary changes. She stated that there have been some grading changes and stated that the plan incorporates all of the changes suggested at the last meeting.

Planner Pacheco stated that with the changes, there has been an increase in the outdoor storage. Because this is a special use, it is required that we re-notice the public hearing. It was brought forward this evening for the Commission to review the plan and make any suggestions. They are also suggesting even more outdoor storage tonight or a reconfiguration. It is a significant change to the special use permit. He is still suggesting that the increase in outdoor storage does not meet the special use permit requirements. He has reviewed the changes and provided comments. Further, one of the MDOT requirements is that only one drive will be pennitted to the parcel from M-36 and should be centered. MDOT does not have any issue with a secondary access to the parcel from the proposed Township road that is yet to be constructed. He further discussed the possible MDOT requirements for that secondary access and how that could potentially move forward. Pacheco further reviewed the plans for the outdoor storage and proposed pole barn. Discussion was held on the site plan review to include the pole barn. The site plan review would not require a public hearing therefore would not affect the special use pennit for outdoor storage. Discussion was held on the dimensions, design, etc. of the pole barn. Discussion was held on the publication requirements due to the increase of outdoor storage of 9,270 square feet from what was originally proposed.

Chairman Muck stated that there are three considerations at this point 1) Re-noticing the hearing for the special use pennit, 2) Whether we leave it to MDOT's decision regarding the secondary access, 3) Requiring additional information prior to going to the Township Board.

Discussion was held on the elimination of the trailers currently used as storage on the west side of the site. Discussion was held on the parking lot requirements. Mr. Ward stated that the requirements are less than what they originally planned. Therefore, they would like to eliminate some of the excess parking and move the seasonal storage on the same parcel. The question was asked what is being proposed to be stored outside. **Mr.** Ward discussed the equipment rental and the storage of seasonal items such as pallets of mulch, and in the winter months, pallets of salt, etc. Mostly palletted materials and other items such as fire rings. Discussion was held on outdoor sales of nursery items.

Discussion was held on the two equipment areas enclosed by chain-link fence. Mr. Ward explained that they currently have two areas, and they would like to turn it into one larger area. He further reviewed the area to be fenced. It was stated that the fenced area is the rental business, not the hardware store.

Discussion was held on the surrounding properties, several being owned by the applicant. It was stated that there were no negative comments.

Further discussion was held on the designated areas for outdoor storage.

Discussion was held on the grading and restoration areas. Pacheco stated that our ordinance requires natural ground cover in all those areas.

Discussion was held on the option of the applicant withdrawing the increase in outdoor storage and proceeding with site plan approval. Pacheco suggested that if that is what takes place, the Commission should require that the drawings be revised prior to review by the Township Board. Mr. Ward stated that he would prefer it be done correctly though it would take longer.

Discussion was held on MDOT possibly requiring that the road be built out to M-36 to allow the second access. Mr. Ward stated that he does not think that will be the case. If they do, it could stop the project. Further discussion was held on the road and what MDOT may require. It was stated that we cannot speculate on what may be required.

Discussion was held on landscaping on the south side for future development and what the code requires for the buffer zone. Planner Pacheco explained the requirements. Discussion was held on the river rock area and replacing it with landscaping. Ms. Paradise stated that this area again is within the MDOT right-of-way. Discussion was held on maintaining clear vision area.

Discussion was held on the pedestrian path from the west side of the site to the east. Ms. Paradise stated that they are suggesting it be brought closer to the buildings for safety reasons so pedestrians are not walking where vehicles are backing into. Further discussion was held on pedestrian traffic. Discussion was held on the vegetable/fruit stand and the addition of a hot dog stand. Discussion was held on adding additional landscape at the front of the rental business along M-36. Further discussion was held on the washing of equipment in the rear of the building versus the front and creating a flow of traffic for rentals.

Further discussion was held on details of the plan including the size of the pole barn and current easements.

Discussion was held on the removal of the outdoor storage that is not within the designated areas shown on the plans.

Discussion was held on the revisions to be made to the plans that will be brought back to the Commission. It was stated that the issue will remain tabled and will be re-noticed for the May meeting.

7. **NEW BUSINESS:** None

## 8. **ZONING ADMINISTRATOR'S REPORT:**

Chris Madigan, Planning & Zoning Administrator, reviewed the items for the May meeting including the Special Use and Site Plan as just discussed, the Alternative Energy public hearing, and we have been approached about a rezoning along Hall Road from Industrial to Village Center which may be submitted for May. Further discussion was held on upcoming items. Madigan stated that we have issued a Land Use Permit for the apartments that were approved approximately six years ago. They have changed some of the grading and have revised the phases down to just one phase. The architecture and layout will remain the same. Muire Glen received a limited grading permit as well. Lastly, the short-term rental language approved by the Commission is before the Livingston County Planning Commission this evening, and the Township Board will consider it at their first meeting in May.

Discussion was held on the format that the Commission will be receiving their packets in the future.

## 9. ADJOURNMENT

Motion by Hughes, supported by Priebe

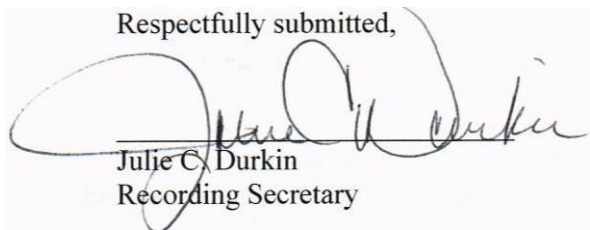
To adjourn the meeting

VOTE:

MOTION CARRIED UNANIMOUSLY

The Regular Meeting of the Planning Commission was adjourned at 8:05 p.m.

Respectfully submitted,



Julie C. Durkin  
Recording Secretary

The minutes were approved as presented/corrected: \_\_\_\_\_

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