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

PLANNING COMMISSION MEETING

Wednesday, August 16 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:**

John Hamlin
Patricia Hughes
Deborah Mariani
Jeff Muck, Chair
Joyce Priebe

2) **ABSENT:**

Ron Muir
Victor Leabu Jr

APPROVAL OF MEETING AGENDA for tonight.

Approval Motion made by Commissioner Mariani, seconded by Commissioner Hamlin, to approve the agenda as presented.

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES

Approval Motion made by Commissioner Mariani, seconded by Commissioner Priebe, to approve June 21, 2023, Planning Commission Meeting Minutes with corrections as noted by Commissioner Hughes.

VOTE: MOTION CARRIED UNANIMOUSLY

CALL TO THE PUBLIC- No public response

OLD BUSINESS

1. **Final Site Plan Review (SPA 23-0001)** for a private campground dedicated to use by United States military veterans and their families to include sports fields, tent camping area, cabins, recreational vehicle parking area, walking trail, service dog training facility, welcome center, memorial plaza, chapel, accessory structures, and docks on Gull Lake and Huron River at 6716 Winans Lake Road (TIO 4715-14-400-008 and 4715-23-100-002).

Approval motion made by Commissioner Priebe, seconded by Commissioner Mariani that the planning commission approves **Final Site Plan SPA 23-0001** as proposed with the following conditions.

Condition 1. Prior to issuance of a land use permit the applicant shall submit a photometric plan that shows that the intensity of light within a site does not exceed ten (10) footcandles or one (1) footcandle at any property line, except where it abuts a residentially used or zoned site whereby a maximum of 0.5 footcandles is permitted.

Condition 2. All lighting shall be turned off between 11:00 PM and Sunrise. Lighting used for security between 11:00 pm and sunrise shall be controlled by a motion sensor.

Condition 3. Prior to issuance of a land use permit the applicant shall receive approval from all required agencies including, but not limited to, Hamburg Township Fire, Engineering and Public Works Departments, Livingston County Drain Commissioner, Livingston County Road Commission, and Health Department.

Condition 4. All signage shall conform to Article XIII, Signs, and land use permits shall be issued prior to installation of signage.

Condition 5. No electronic display sign shall be permitted.

Condition 6. Any earth work that has a direct impact to the wetlands may be subject to a Part 303 EGLE permit and such permit shall be obtained prior to site work.

Condition 7. A vegetative berm shall be provided along the length of the west and southwest property boundaries that abut a single-family residential dwelling as shown on the site plan.

Condition 8. A buffer zone, which may include a berm, along Winans Lake Road shall be installed, with a concentration of vegetation at the entrance.

Condition 9. A vegetative screen, which may include a berm, shall be installed along the northern 1,200 linear feet of the east property boundary. Native species shall be planted on the top of the berm.

Condition 10. The docks on the Huron River shall be sized to meet the Ordinance requirements.

Condition 11. No public use of the docks shall be permitted.

Condition 12. All required state permits shall be obtained prior to the installation of any docks

in the Huron River or Gut Lake.

Condition 13. Upon final approval of the site plan, construction, or expansion of any permitted or special use shall conform to the site plan. The approval by the planning commission and Township Board of a site plan shall expire within one year after the date of such approval, unless a land use permit has been issued and construction has commenced.

Condition 14. No sound amplification will be permitted on this site.

Condition 15. Special event usage to be coordinated with Township public safety committee.

Condition 16. The berm and landscaping shall be combined on the grading plan and in accordance with conditions 7,8,9.

Condition 17. The existing farmhouse, silo, and barn will be maintained for use if financially feasible and may be considered as historical buildings.

Roll Call Vote: Ayes (S); Absent (2) Commissioners Leabu Jr and Muir

VOTE: MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

1. **PSPR 23-0002:** Commercial Sign Review for project number **FSPA21-006:** A 5,244 square foot new standalone building that will be used as a convenience store for a new sixteen pump gas station at 9191 Pettysville Rd (TID 4715-20-201-022). The new convenience store will include a restaurant area that will have prepared foods, large coolers for cold beverages and foods, shelving for other goods and restrooms. This store will also sell alcoholic beverages. The special use permit application for the gas station was approved contingent on the final site plan approval of the gas station plans.

Approval motion made by Commissioner Priebe, seconded by Mariani, that the Planning Commission approve PSPR 23-0002 sign waiver at 9191Pettysville Rd for:

- A 63.5 square foot freestanding sign
- Three wall signs totaling 66.4 sq. ft.
- The free-standing sign will be moved back at least 10 ft from the ROW.
- Signs shall comply with all requirements of Article **XIII** and be designed in substantial compliance with the submitted sign program.

Roll Call Vote: Ayes (5); Absent (2) Commissioners Leabu Jr and Muir

VOTE: MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

Motion to adjourn at 8 pm.

Motion made by Commissioner Mariani, seconded by Commissioner Priebe for adjournment.

Roll Call Vote: **Ayes (5);** **Absent (2) Commissioners Leabu Jr and Muir**

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Lisa Perschke

Planning/Zoning Coordinator & Recording Secretary

David Rohr

Planning & Zoning Director

The minutes were approved as corrected 1-10-2024


Commissioner Jeff Muck, Chairperson