

**Hampton Township
Planning Commission Meeting Minutes
June 8, 2015 7:30 P.M.**

Attendance:

Jeremy Irrthum
Mike Tix
CaSondra Schaffer
Larry Runyan
Dave Peine

The meeting was called to order at 7:30 pm by Jeremy Irrthum.

Nick Murgic was present to explain his intention on widening his driveway and building a shed. He was going to build a 60x80 shed. The property sits on 6 acres of land so it does not qualify for an ag permit. Jeremy referenced ordinance number 603-residential driveways and read the ordinance. They are not real concerned about where they placed the driveway as long as it complied with the ordinance. Nick was asking if he could build a living quarter attached to the shed. He was planning on putting a bathroom and shower in it regardless. Dave read ordinance number 607 regarding a living quarter in a shed. The board had discussion and stated that we prohibit the living quarters in a shed. He does have a buildable so the board would request for approval on the shed but will not request approval for the living quarters. Nick was wondering about building a house and put a larger shed attached. The board did not think that would be a problem. Nick was just asking the questions at the meeting and was not requesting a permit at this time. Dave explained the 4.5% of your lot size is allowable for accessory building. He will come back to the Planning Commission when he is ready to move forward with the shed/house.

Gene Dohmen current address is 3825 240th Street East is requesting a buildable on the east side of the existing house. Gene Dohmen stated he owns 2-2quarter sections but did sell off 6 acres in the front quarter. Dave was stated that he has a bare 40 acres and thought he could cluster that house in the front quarter section even though he does not own the full quarter. Cassondra stated that Gene does not own a full vacant 80 and he would have a buildable on the vacant 40 acre on Conrad but not off 240th Street but would not be able to cluster. Jeremy read the Ordinance 402 C and D. Cassondra made a motion to recommend to the regular board to approve one buildable site on the vacant 40 acres on Conrad. There were no seconds and the conversation continued. Jeremey stated that the ordinance reads when you cluster you need to own two complete quarter-quarter seconds and all must be vacant. Gene does not own the entire two quarter-quarter sections and there are two houses in the two quarter-quarter sections.. Gene asked about applying for a variance and what the process is. Jeremy explained the process to Gene Cassondra repeated her motion of allowing Gene a buildable on the vacant 40 acres on your north quarter, quarter, seconded by Dave Peine. Motion carried.

Ashley Kimmes was requesting an ag shed permit for a 14x24 cattle shed. Jeremy asked if there was a drawing. Ashley presented a drawing and it is 500 feet from Lewiston Blvd and 200 feet

from the neighboring property. Cassondra made a motion to recommend board approval, seconded by Larry Runyan to approve the agricultural building permit. It unanimously approved. Jeremy signed the ag permit application.

Dan Harris is requesting an agricultural permit for a 60x80 shed permit for equipment storage. Jeremy told him the setbacks and he stated he has a long driveway and owns all the land around it. Cassondra made a motion to recommend to the township board to approve the agricultural shed permit, seconded by Dave Peine and unanimously approved. Jeremy stated that is only a recommendation to the board.

Tom Eilen was present to discuss a shed permit. He wants to build a 40x80 shed. He owns 160 acres and will be storing cars. He is requesting an agricultural permit. Cassondra made a motion for board approval, seconded by Dave Peine and unanimously passed.

Jonathan Eilen at 22920 Hampton Blvd. was present to discuss a shed permit. He currently owns 20 acres and is requesting an agricultural shed permit for a 50x100. Casandra Schaffer made a motion for board approval, seconded by Dave Runyan for approval of the permit. Motion carried.

A motion was made by Jerry Runyan to adjourn the meeting, seconded by Dave Peine and unanimously passed.

Meeting was adjourned at 7:47 P.M.

Melissa Timm
Hampton Township Deputy Clerk