

**HAMLIN TOWNSHIP PLANNING COMMISSION**  
**February 5, 2024 6:00 p.m.**  
**AGENDA**

We must always remind ourselves of the Hamlin Township Master Plan  
when working to improve the Hamlin Township Zoning Ordinance

Vice Chair to call meeting to Order at 6:00 P.M. \_\_\_\_\_ In the leading of The  
Pledge of Allegiance

**ROLL CALL:**

Gurzynski, Herban, Burkhart, Sisson, Greenslait, Muzzo, Matthews, Walden

**Approval of Agenda:** MOTION BY \_\_\_\_\_ SUPPORT BY \_\_\_\_\_ AA MC

**Approval of Minutes:** Approve minutes from 1/8/2024

MOTION BY \_\_\_\_\_ SUPPORT BY \_\_\_\_\_ AA MC

**Communications/Correspondents:**

**Public Comment:** (State name, address, be respectful, address the whole board, you will be  
allowed to comment only once per comment section and limited to 3 minutes)

**Public Comment Closed**

**Public Hearing:** Vice Chair to open and introduce Special Land Use Hearing at \_\_\_\_\_ P.M.

**SPECIAL LAND USE HEARING**

The Planning Commission has received an application for a Special Land Use on the following  
property:

Parcel Number: 53-007-002-084-00  
Owner: Mark & Debra Hulst  
Property Address: 5663 W. Pleasant Hill Rd. Free Soil MI. 49411

Hamlin Township Zoning Ordinance 45, now in effect, Article 9, R-2, Sub Sec 9.03 Special Land  
Use "E", "Resorts providing that there are no more than five rental units and further providing  
that there is no commercial use or retail business on the premises that is open to person who  
are not staying at the resort."

Mark and Debra Hulst propose the use of two cottages on the property as a resort for lodging

and recreation while living full time in a third cottage on the property.

A site plan review was held and approved on January 4, 2024.

**Discussion/Question(s) to Applicant:**

**Decision:**

Motion \_\_\_\_\_ Support \_\_\_\_\_

**Vice-Chair to close Public Hearing and re-open regular meeting:**

**Old Business:**

- Results from Sub groups
- 2. Continue working on 19.02 Design Standards and Article 3 Definitions for Special Land Uses in all Zones
- 3. Continue discussion of Sec. 8.02 Permitted Use (F) Animals (3) Poultry, Fowl, Rabbits
  - A. 1-3 Acres 6 in any combination
  - B. 3.00 acres or more 12, in any combination
- 4. Continue review and rework Section 4.15 Home Occupations and Regulations of The Hamlin Township Ordinance.

**New Business:**

- Hamlin Lake Marine at 5760 W. Dewey Rd. Ludington MI. 49431 in regard to Ordinance 45 Article 12, 12.02 Sub. Sec. "M"  
  
"New and or used vehicles, trailer, or watercraft sales, rental or leasing, but not to exceed eight (8) motor vehicles, trailers or watercraft"
- Site plan review requirement for all variances

**ANNOUNCEMENTS:**

Next meeting Monday March 4, 2024

**Public Comments:** (State name, address, be respectful, address the whole board, you will be

allowed to comment only once per comment section and limited to 3 minutes)

**ADJOURN:** MOTION \_\_\_\_\_ SUPPORT \_\_\_\_\_ Time: \_\_\_\_\_