

HAMLIN TOWNSHIP PLANNING COMMISSION
May 6, 2024 at 6:00 p.m.
AGENDA

Chairperson to call meeting to Order at 6:00 P.M. _____ In the leading of The Pledge of Allegiance

ROLL CALL:

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

Approval of Agenda:

MOTION BY _____ SUPPORT BY _____ AA MC.

Approval of Minutes from 4/15/2024:

MOTION BY _____ SUPPORT BY _____ AA MC.

Public Comment: (Please state your name and address for the record. Your comment will be limited to 3 minutes. Comments should be directed to the entire commission and comments/ actions should not be threatening in any manner. Please quiet electronic devices. Comments should only be limited to agenda items). Each Individual has 3 minutes to talk and will not be allowed to give their time to someone else.

Special Presentation: Kristi Lucas-Zimmerman, Economic Development Director, Chamber Alliance of Mason County will conduct a 15–20-minute presentation on the housing challenges in Mason County.

OLD BUSINESS:

1. Planning Commission Review/Vote on the Housing Readiness Incentive Grant Program:

MOTION BY _____ SUPPORT BY _____ ROLL CALL

NEW BUSINESS:

1. Planning Commission to Review/Vote on proposed changes to Article 14 Section 14.07 Sub. Sec.

EXISTING ZONING ORDINANCE LANGUAGE

(A) Site plan approval, in accordance with the requirements of the Site Plan Review provisions of this Ordinance, shall be obtained for the following uses or buildings (including additions or extensions to these uses or buildings) that are located wholly or partially within the Waterfront Overlay District.

- (1) Any new or expanded commercial establishment
- (2) Any new or expanded Industrial establishment
- (3) Multiple Family Residential Dwellings

(4) For all development, including single-family residential development, a site plan must show existing natural features such as trees, wetlands, existing vegetation, steep slopes; the ordinary high-water mark (if applicable); the placement of proposed structures; grading limits, existing structures on the proposed property and abutting parcels; and low impact development storm water controls proposed to be used on the site.

(5) Photographs of the existing conditions shall be required so as to document the appearance of the property before construction begins.

PROPOSED:

(A) Site plan approvals in accordance with the requirements of the Site Plan Review provisions of this Ordinance, shall be obtained for the following uses or buildings (~~including additions or extensions to these uses or buildings~~) that are located wholly or partially within the Waterfront Overlay District.

(1) NO CHANGE

(2) NO CHANGE

(3) **Any new or existing** Multiple Family Residential Dwellings

(4) **Any new** development, including single-family residential development, a site plan must show existing natural features such as trees, wetlands, existing vegetation, steep slopes; the ordinary high-water mark (if applicable); the placement of proposed structures; grading limits, existing structures on the proposed property and abutting parcels; and low impact development storm water controls proposed to be used on the site.

(5) NO CHANGE

ADD: (6) Improved properties within the Waterfront Overlay District that apply for a Hamlin Township Land use/Zoning Permit for addition(s) or extension(s) shall be exempt from the Site Plan Review approval (as noted in Article 14) provided that the submitted Site Plan meets all provisions of Hamlin Township Zoning Ordinance #45.

MOTION BY _____ SUPPORT BY _____ ROLL CALL

CHAIRPERSON TO ENTERTAIN A MOTION TO CLOSE REGULAR MEETING AND ENTER INTO PUBLIC HEARING ON THE FOLLOWING POPOSED ZONING AMENDMENTS TO ZONING ORDINANCE #45 (See Attached) AT _____ P.M.

MOTION BY _____ SUPPORT BY _____ ROLL CALL

PUBLIC HEARING:

The Planning Commission will vote on the amendments that have been proposed to the Zoning Ordinance #45 (see attached)

Public Comment: (Please state your name and address for the record. Your comment will be limited to 3 minutes. Comments should be directed to the entire commission and comments/actions should not be threatening in any manner. Please quiet electronic devices. Comments should only be limited to Public Hearing items). Each Individual has 3 minutes to talk and will not be allowed to give their time to someone else.

COMMISSION DISCUSSION: Review proposed Amendments

MOTION TO APPROVE THE PROPOSED ZONING AMENDMENTS TO ZONING ORDINANCE #45 BY _____
SUPPORT BY _____ ROLL CALL

**CHAIRPERSON TO ENTERTAIN A MOTION TO CLOSE PUBLIC HEARING AND OPEN REGULAR
MEETING:**

MOTION BY _____ SUPPORT BY _____ AA MC.

OLD BUSINESS:

1. Continue working on Article 19 Section 19.02 Design Standards for Special Land Uses in all Zoning Districts

Article 19 Section 19.02 **(K) Grocery Stores/Gift Shops**

Article 19 Section 19.02 **(T) Ponds**

Article 19 Section 19.02 **(D) Boat Liveries and Bait Shops**

Article 19 Section 19.02 **(AC) OSD Open Space Development**

In Article 19 Section 19.02 Sub. Sec. **AA Personal Kennel.**

2. Continue working on Article 3 Definitions

Article 3: **OSD Open Space Development**

ANNOUNCEMENTS: NEXT MEETING: June 3, 2024 at 6 P.M.

Public Comment: (Please state your name and address for the record. Your comment will be limited to 3 minutes. Comments should be directed to the entire commission and comments/actions should not be threatening in any manner. Please quiet electronic devices. Each Individual has 3 minutes to talk and will not be allowed to give their time to someone else.

ADJOURN: MOTION _____ SUPPORT _____ Time: _____