

Hamilton Township Public Hearing and Planning Commission
Hamilton Township Hall
January 13, 2025, 6:30 p.m.

MINUTES

PRESENT: Steve Petersen, Sherry DeLoach, David Cerven, Justin Klein, Mike Schultz, William Lawson, and John Young

STAFF PRESENT: Bob May, Zoning Administrator
Robin Young, Recording Secretary

GUESTS: 9 guests

1. Call to Order and Roll Call

Chairman Petersen called the meeting to order at 6:30 p.m.

2. Approval of Minutes for December 9, 2024, Regular Meeting

Motion by DeLoach/2nd by Lawson to approve the minutes. Motion passed unanimously.

3. Additions/Deletions to the Agenda

None

4. Approval of the Agenda

Motion by Young/2nd by DeLoach to approve the agenda. Motion passed unanimously.

5. Limited Public Comment

None

6. Public Hearing for the following items:

- Amend language pertinent to Cell Towers, Section 16.27

May gave an overview of the amendment. There were no public comments.

-Amend Section 16.12 Swimming Pools Regulations

May gave an overview of the amendment. There were no public comments.

-Application by Dustin and Morgan Copeman to rezone 4 parcels of land in Section 25 from C2 Commercial to Agricultural

May gave an overview of the rezoning request.

Rebecca Callahan, Paw Paw, Michigan asked if the property were rezoned to Agricultural could a house be built on it. May said that yes, a home could be built on the property. No other public comments were made.

7. Close Public Hearing

Motion by Lawson/2nd by DeLoach to close the public hearing. Motion passed unanimously.

The public hearing was closed at 6:39 p.m.

8. Vote on Public Hearing Items

- Amendment to Cell Towner, Section 16.27

Motion by DeLoach/2nd by Klein to approve and recommend to the Hamilton Township Board text amendments to Cell Towers, Section 16.27 of the Zoning Ordinance to provide for “Wireless Communication Facilities” by adding an application and approval process and standards for permitted or special land use considerations relative to the size of the proposed equipment, parcel size and the like. Motion passed unanimously.

- Amendment to Swimming Pool Regulations, Section 16.12

Motion by DeLoach/2nd by Lawson to approve and recommend to the Hamilton Township Board a text amendment to allow for automated pool safety covers, as now authorized by the State Construction Code. Motion passed unanimously.

- Application for Dustin and Morgan Copeman to rezone four parcels of land in Section 25

Motion by DeLoach/2nd by Klein to approve and recommend to the Hamilton Township Board to rezone four parcels in Section 25 of the township from C-2 Commercial District Zoning Classification to the Agricultural District Zoning Classification to align with present uses and the township’s master plan. The parcel numbers and addresses are as follows:

- 80-10-025-004-50, 88452 Celery Center Road
- 80-10-025-004-70, Celery Center Road, presently unaddressed
- 80-10-025-004-10, 88338 Celery Center Road
- 80-10-025-004-30, 88840 Celery Center Road

Motion passed unanimously.

9. Old Business

- a. Planning Commission yearly administration items as follows:

- Officer Elections
 - Motion by DeLoach/2nd by Cerven to approve John Young as Chairperson. Motion passed unanimously.
 - Motion by Lawson/2nd by Klein to approve Steve Petersen as Vice-Chairperson. Motion passed unanimously.
 - The Secretary position was not filled and election for this position was tabled to the next meeting.
- Budget Approval
 - Motion by Lawson/2nd by DeLoach to approve the 2025 Proposed Budget. Motion passed unanimously.
- Approval of 2025 Meeting Dates
 - Motion by DeLoach/2nd by Young to approve the 2025 meeting dates:
 - * January 13, 2025
 - * April 7, 2025
 - * July 7, 2025
 - * October 13, 2025

Motion passed unanimously.

b. Update on STR Ordinance

Young said that April is the anticipated date for a public hearing on the completed ordinance. Once the attorney prepares the draft ordinance, it will be emailed to each commissioner and if necessary, a special meeting, before the April public hearing/meeting will be scheduled for the commissioners to discuss the proposed ordinance.

c. Public Hearing/Comment Meeting for Joint Comprehensive Plan Update and Joint Recreation Plan on January 16, 2025, starting at 4:00 p.m.

Young and DeLoach stated that they would be attending that meeting as representatives of the Hamilton Township Planning Commission.

10. New Business

None

11. Adjournment

Motion to adjourn the meeting by DeLoach/2nd by Klein. Motion passed unanimously. Meeting was adjourned at 7:07 p.m.