

**Hampton Township
Planning Commission Meeting Minutes
September 10, 2012 7:30 P.M.**

Attendance:

Jeremy Irrthum
CaSondra Schaffer
Mike Tix
Larry Runyan
Dave Peine

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

There was no items on the agenda but has been requested by the township board to review Ordinance #629 Accessory Buildings. The issue that would be discussed is the option to build a shed before a house on a property.

The board discussed permits in the past. Larry bought up the point if a farmer has land and wants to put a shed on a different piece of property to store his farm equipment in, he feels that it would not be a problem. Dave had an example of someone that had a resident in town and owned land in the township and wanted to build a shed on it to store their personal item's, he felt that it would be okay to do that. CaSondra stated that if someone owned land in the township and put a shed there and had no intentions of building a house, she questioned if that was right. She feels if it was Agricultural situation, it would be different. Dave mentioned that in Douglas Township, they allowed it. Larry stated that what if someone wants to build a house and wants to put the shed up to store his equipment while building, he feels that in that situation, it would be fine. Jeremy read the ordinance 629 #1-3. Jeremy stated that Number 1 and 2 are very important part of the ordinance. He feels that we could not put a stipulation on it that stated that you need to build the house in a time frame after the shed was built. Dave was wondering if the board was worried about someone putting a shed up and then putting livable quarters in it. Jeremy stated that you could not build a shed and live in it anyway. That would not be allowed. Mike mentioned that there was a shed in Vermillion Township that was also built before the house. Ag structures were discussed. CaSondra stated that the ordinance stated that they could do that currently so if the board would like to change the ordinance, they would have to have a Public Hearing. Jeremy stated that if the board would like to change the ordinance, they would have to remove Ordinance 629 point 1 off the ordinance. Jeremy stated that it was hard to make a recommendation since the Planning Commission did not know the situation. Larry and Jeremy stated that they did not have a problem with the current ordinance and did not agree with removing 629.1. The board discussed the different properties that had sheds before the house. Mike thought it was a good idea to put the shed up before the house so it would make it easier to store building equipment there. Dave stated he did not have a problem with the ordinance but was unsure of the situation the board was inquiring about. They also mentioned Beta Seeds that built a building and no

residence. Jeremy stated that the Planning Commission board does not see a problem with this ordinance, but if there was an issued that they were not aware off, then the board could take off Section 1 of the Ordinance 629. The Planning Commission board feels the ordinance should remain as stated.

CaSondra asked if Dave Finnegan came to the Township regarding the removal of the dirt. She was wondering why Dave Finnegan did not have to start his permit process with the Planning Commission and was questioning a mining permit. Jeremy stated that he did not see anything on the July Agenda. Jeremy stated that he seen the something in the paper that it was approved by the Township.

Dave made a motion to adjourn the meeting, seconded by CaSondra Schaffer and unanimously approved. Meeting adjourned at 8:07P.M.

Jeanne Werner
Hampton Township Clerk