

Hampton Township Planning Commission Meeting Minutes December 9, 2013, 7:30 P.M.

ATTENDANCE

Chair	Jeremy Irrthum
Member	Dave Peine
Member	Larry Runyan
Member	Mike Tix
Absent	CaSondra Schaffer

This meeting was called to order by Jeremy Irrthum at 7:30 P.M.

Sipe

James Sipe, 26050 Emery Avenue was in attendance to inquire if the 50 acres he owns in the North half of the North West section of Section 28. The majority of the parcel is in the NW Corner of the NW Quarter. The county has contacted Mr. Sipe to inquire if he was interest in applying to the FNAP program, allowing the land to be placed in preserve. The application is due by the end of December 2013. Mr. Sipe believes that if there is a buildable lot available, it will reflect favorably for his being chosen if he were to give up the rights to it.

In 1987 Mr. Sipe went before the board and was told he has one buildable lot, possibly two. Mr. Sipe built his home in the same quarter as the Berg home.

The Commission stated as follows to the question if there is another buildable lot:

- Per Ord. 402, if the Berg home was built pre 1982, the Sipe home was built as the exception, giving him the possibility of another buildable.
- Per Ord. 402, if the homes were built in the proximity due to clustering, he would not have a buildable lot.
- The Planning Commission has made several recent decisions finding that if the same person did not own all of the 40 acres in the quarter quarter, they do not have an additional buildable lot.

Carr

Timothy Carr had asked to be heard in regards to his request to obtain a building permit for a new home. Mr. Carr was not present at this meeting. The address of the property is Donnaly Ave. There is currently no buildable certificate. In 2010 Carr was awarded a building permit to build a shed by the Board of Supervisors. The shed has been constructed on the property. The Planning Commission questions if the property was deemed buildable by the boards decision.

Past notes are not clear as to if this is a buildable lot. Hupf's should have given a buildable certificate at the time of the exchange. There is no open permit in the Hupf's name. It is believed that if we went back and checked the minutes at the time of sale, Hupf's may have gotten a building certificate and our notes may be incorrect.

Utility Ordinance

The Planning Commission has discussed and reviewed the Castle Rock Township ordinance relating to Utility ordinance and permitting process. The Commission feels that this is a good starting point.

The following is where they would like to see changes:

- More clarification should be listed relating to fees and the calculation of the fees
- They like the language that makes the permittee responsible for shoddy or faulty work.
- It is felt that this is a starting point and this is a living document that can be amended and modified as needed.
- They like the comprehensiveness of it.

The Planning Commission recommends the Board start the process of adopting a similar ordinance as the one presented. Motion by Larry Runyan, Second by Mike Tix. All in favor motion passed.

Motion made by Mike Tix, Second by Larry Runyan to adjourn the meeting at 8:45 pm. All in favor, Motion passes.

Respectfully submitted,

Melissa Timm

Clerk