



Planning Commission Meeting Minutes

January 12, 2026

7:30pm

Meeting was called to order at 7:30pm by Jeremy Irrthum

ATTENDANCE

Jeremy Irrthum

David Peine

Cody Tix

Matt Bester

ABSENT

Casondra Schaffer

1. **Shack on the Hill LLC/Amber (Schlomka) Worthington**
 - **Interior Remodel of existing structure. Add insulation & sheeting the north side of building both the walls & ceiling. (Commercial)**
 - PID#17-01700-82-012
 - PID#17-01700-85-011
 - PID#17-01700-82-023

Amber Worthington, part owner Schlomka Services, LLC, was present with her builder to discuss an interior remodel to an existing shed. The project is proposed in 2 phases. Phase 1 will include insulating and sheeting on the west side of the larger building. Phase 2 would follow with an office, lunch/break room, general storage and half bath with stool and sink.

The building to be remodeled is used for commercial/industrial purposes by Schlomka Services, LLC. The inspector indicated the building straddles all three properties. Additionally, the inspector indicated the Township lacks a Commercial standard. Given these highly unusual circumstances the inspector suspended this permit process until after township review.

Worthington stated the use of the property is not changing. The intended use will continue as storage and maintenance of Schlomka Services trucks.

The Planning Commission advised combining or redefining the parcels in the future through a survey in accordance with Township Ordinance to ensure buildings are not located across multiple PIDs.

Matt Bester made a motion to recommend approval for Shack on the Hill LLC to do an interior remodel including insulation and sheeting on the North side of the building, both walls and ceiling, on PID 17-01700-82-012. Cody Tix seconded. Motion carried. (4-0)

Jeremy Irrthum made a motion that the Board of Supervisors define a Commercial Building Permit. Matt Bester seconded. Motion carried. (4-0)

Planning Commission stated Shack on the Hill does not need to come back to the Planning Commission for Phase 2 and may work directly with the Building Official for approval.

2. **3680 220th Street East**

The requestor requested clarification regarding a building permit, certificate of occupancy, and whether the property is considered a residential buildable lot.

The Planning Commission reviewed the property and noted that the home was built in 1996 and consists of a four-bedroom, two-bath residence. Since the property has an assigned address, it is assumed the County issued it. The property use is residential.

The Planning Commission advised that the requestor visit the County in person for additional information. If a structure was built on the property, it must have been considered buildable at the time. Hampton Township requires a property to be buildable in order to construct any structure, including a shed. If a Certificate of Occupancy was never issued, it is likely the home was never completed.

Dave Peine made a motion to adjourn the meeting @ 8:10pm. Matt Bester seconded. Motion carried. (4-0)
Meeting was adjourned.

Date Signed: 01/20/2026

Chair:



Clerk:

