

Hopkins Township Planning Commission
Minutes Special Meeting 10/1/2013

Planning Commission Members: Chair Lori Castello; Mark Forbes; Tadd Heft; Mike Timmer; Chuck Wamhoff; Fred Morley

Members Present: Lori Castello; Mark Forbes; Tadd Heft; Mike Timmer; Chuck Wamhoff; Fred Morley

Location: Hopkins Township Hall

- + Commission attendance noted above.
- + Zoning Administrator Kirk Scharphorn in attendance

Agenda

- Public Hearing Regarding Stamm Property Rezoning.
- Site Plan Review: Miedema Recovery & Sales, use of Stamm Property.
- Other Business.

Call to Order: 7:02 PM

Agenda Items

Public Hearing Stamm Property Rezoning: Chair read the Public Notice published for this hearing. Miedema Recovery & Sales are in the process of purchasing the Stamm property. The operation will be an auction with about 90% of sales over the internet. There are little sales on site and items move quickly. The property has been looked at for environmental issues. The property is currently zoned Industrial. The area is mixed use and can be zoned either Industrial or Commercial. Commercial zoning for the property is in agreement with the Master Land Use Plan.

MOTION: A motion was made and supported to approve the request by Miedema Recovery & Sales to rezone the Stamm property, parcel numbers 10-001-021-30 and 10-001-021-00 from Industrial (I) to Commercial (C-2). This motion was approved.

Facts: The use of the property will be much the same as its former use. The area is mixed use and may be zoned Industrial or Commercial. Commercial zoning for this property agrees with the Master Land Use Plan.

Site Plan Review-Miedema Recovery & Sales, Stamm Property: The Site Plan was handed out. Discussion in the review process of the plan included: larger auction items will be stored outside; the public will have access daily to inspect auction items; handling of oil spills; there is more room on the property than will be used at the start; present landscaping and landscaping plans; parking provisions; building use; no building changes; will use existing lighting with possible additions; lighting should face down; existing signs and additions; septic tank and tile field; potable water supply; catch basins and drainage; Storm Water Permit; plan lock box for dealing with fire; environmental assessment; Hopkins Township Board has final approval.

MOTION: A motion was made and supported to approve the Site Plan submitted by Miedema Recovery & Sales for the use of the rezoned Stamm property, parcels 10-001-021-30 and 10-001-021-00. These parcels were rezoned by the Hopkins Township Planning Commission from Industrial (I) to Commercial (C-2). The approval of this Site Plan is subject to the following conditions:

- Existing trees along the south boundary shall remain;
- Coniferous bushes or trees shall be planted along the front side, toward the road, at a minimum, from the south boundary line to the existing south entrance;
- Locations of catch basins shall be shown on the Site Plan along with information indicating the disposal of the runoff;
- Landscaping with plants shall be placed around any existing or new signs;
- A Storm Water Permit from the Michigan DEQ shall be obtained if required, or instead, a letter from the DEQ indicating that a Storm Water Permit is not required, or any other permit(s) not required;
- A letter of cooperation from local fire officials shall be submitted to Hopkins Township;
- The septic tank, drain field and well shall be approved by the Allegan County Health Department;
- Parking provisions shall be approved by the Hopkins Township Zoning Administrator;
- The Environmental Assessment Report shall be approved by the Planning Commission. This Report shall determine that there is no past soil or ground water contamination, or an approvable cleanup plan shall be included in the Environmental Assessment Report.
- Final approval of the Site Plan shall be contingent on the approval of the zoning change from Industrial (I) to Commercial (C-2), by the Hopkins Township Board.

The Public Hearing concluded at 8:00 PM.

Other Business-Meeting Minutes Review: Minutes of the September 3, 2013 were previously emailed to commissioners.

MOTION: A motion was made and supported to approve the minutes of the September 3, 2013 meeting. This motion was approved.

Minutes of the September 12, 2013 meeting were briefly discussed.

MOTION: A motion was made and supported to approve the minutes of the September 12, 2013 meeting. This motion was approved.

Other Business-Next Planning Commission Meeting: The next meeting will be October 22, 2013 and is the Commission's regular quarterly scheduled meeting. A Public Hearing on the proposed Home Occupation Ordinance will be held at this meeting. Commissioners should review the response from our attorney on this proposed ordinance. Also Jijak Foundation representatives will be on the agenda for this meeting.

Other Business-Zoning Administrator Comment: Zoning Administrator Scharphorn has had an unofficial request to comment on a business that would involve renting a building for seasonal entertainment.

MOTION: A motion was made and supported to adjourn at 8:20 PM. This motion was approved.

Submitted by:

Fred Morley, Secretary
Hopkins Township Planning Commission

Minutes approved: