

Hopkins Township Planning Commission
Minutes Regular Meeting 10/27/2015

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

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

Meeting Called to Order at: 7:08 PM

Meeting Adjourned at: 8:10 PM

Location: Hopkins Township Hall

- + Commission attendance noted above.
- + Mark Evans Township Supervisor present
- + Kirk Scharphorn Zoning Administrator present.

Agenda

1. Presentation and Adoption of Agenda
2. Review and Adoption of Minutes from Previous Meeting
3. Public Comment
4. Old Business
 - o Master plan Update
 - Still waiting on maps from the county.
5. New Business
 - o Junkyards-not listed as permitted use anywhere. Where would PC like to see it go?
 - o Lori's Resignation-timeline/discussion/replacement chair.
6. Commissioners' Comments
7. Public Comment
8. Next Meeting Date: Tues. 11/17/2015
9. Adjourn

Presentation and Adoption of Agenda: The Agenda was adopted as presented.

Review and Adoption of Minutes from Previous Meeting: Minutes of the July 28, 2015 meeting were previously emailed to commissioners.

MOTION: A motion was made and supported to approve the minutes of the July 28, 2015 meeting. This motion was approved.

Public Comment: A citizen was present to observe the Planning Commission meeting.

Old Business-Master Plan Update: The Planning Commission's part of the Master Plan (Plan) update is complete with the exception of maps and a public hearing. The maps will be furnished by Allegan County. The public hearing will be held when the maps are available. The updated Plan will be sent to Township Board members without the final maps so they can review it.

New Business-Junkyards: Zoning Administrator Scharphorn has received an inquiry regarding a business that resells old vehicles, a junkyard or salvage yard. Possible location is on the Medema Auction property (old Stamm property). This property is now zoned Commercial. Junkyards-salvage yards are not listed in our Ordinance as a permitted use. We need to address this issue in our Ordinance so that we will be able to regulate the placement and operation of these business types. The old "similar" type use is no longer a valid approach. It is difficult to list every use that may come along. It is thought that this business type would be in the Industrial District under a Special Use Permit. Some concerns are drainage, the disposal of fluids and screening of an outdoor storage area. We have had a problem with enforcement of the Township Blight Elimination Ordinance where an individual has not complied, so we need to address this carefully. Zoning Administrator Scharphorn will gather ordinances from other jurisdictions for our review.

New Business-Chair Castello's Resignation: Chair Castello has a new job with Professional Code Inspections (PCI). She wants to stay on the Planning Commission through the end of 2015 and complete the update of our Master Plan. The Plan needs new maps from Allegan County. The Planning Commission agrees to her staying to the end of the year. The Hopkins Township Board will have to approve her remaining on the Planning Commission.

Additional Discussion:

- The Zoning Ordinance has been updated but the Rabbit River overlay is missing.
- The Township Park is moving forward to completion. New playground equipment will be installed. It was thought that used equipment could be used to save money, but it did not meet safety requirements.
- We have received a letter from Watson Township on their Master Plan review.

MOTION: A motion to adjourn was made and supported at 8:10 PM. This motion was approved.

Submitted by:

Fred Morley, Secretary
Hopkins Township Planning Commission

Minutes approved: