

Hopkins Township Planning Commission
Minutes Special Meeting 11/17/2015

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

Members Present: Lori Castello; Mark Forbes; Chuck Wamhoff; Steve Wamhoff; Fred Morley

Meeting Called to Order at: 7:10 PM

Meeting Adjourned at: 7:50 PM

Location: Hopkins Township Hall

+ Commission attendance noted above.

+ 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
 - a. Master plan Update
 1. Still waiting on maps from the county.
 2. Cleaned up draft was emailed today.
5. New Business
 1. Industrial district re-organized and add junkyards by SUP.
 - a. If consensus, let's set hearing date. _____
 2. Looking ahead-2016 meeting dates:
 - a. Opinions/consensus on keeping monthly meetings
 - b. Consider dropping December meetings (holidays/annual pay vs. twp board schedule)
 - c. Next 2016 meeting dates: _____
 3. Annual meeting attendance- get to Clerk by Dec. 1 to be approved in Dec. bills..
6. Commissioners' Comments
7. Public Comment
8. Next Meeting Date: ? December 15 2015 OR January X 2106 (Note in minutes)
9. Adjourn

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

Review and Adoption of Minutes from Previous Meeting: Minutes of the October 27, 2015 meeting were previously emailed to commissioners.

MOTION: A motion was made and supported to approve the minutes of the October 27, 2015 meeting. This motion was approved.

Public Comment: No public comments.

Old Business-Master Plan Update: 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 updated Plan was emailed today.

New Business-Industrial District Re-organized and Add Junkyards by SUP: Zoning Administrator Scharphorn had received an inquiry about requirements for junkyards. Junkyards are not listed as a permitted use in our Ordinance. Copies of Ordinance Chapter XI. -I-1 Industrial District (15.390) were handed out along with proposed, reorganized I-1 District with Junkyards added. The proposed language had previously been emailed to commissioners. This subject had been discussed at the October 27, 2015 meeting. Points of discussion included listing more detailed requirements in the Ordinance, looking at other parts of the Ordinance to see what requirements may be needed, checking with other jurisdictions for their requirements and the need to reorganize other parts of the Ordinance.

New Business-Looking Ahead-2016 Meeting Dates and 2015 Attendance: The Planning Commission schedule for 2016 will be monthly meetings. January through October we will meet on the fourth Tuesday. For November and December we will meet on the third Tuesday. 2015 meeting attendance will be submitted for December bill approval.

Enforcement Update: Zoning Administrator Scharphorn reviewed the status of several Township Blight Elimination Ordinance violations. Tickets have been issued in one case, but this action has not removed the problem. The Township may have to hire a contractor to cleanup this problem. There is some progress in another case, but here the owner is out of state and slows progress down. The 12TH Street corridor looks good.

Other problems include people have been living in a pole-barn where there has been no code inspections.

December 15 Meeting: The only thing on the agenda would be the Master Plan. If the maps are here, we will have the meeting. The meeting will be cancelled if we do not have the maps by December 11.

Chair Castello's Resignation: Chair Castello will stay on the Planning Commission until the Master Plan is finalized as long as that process does not take too long.

MOTION: A motion to adjourn was made and supported at 7:50 PM. This motion was approved.

Submitted by:

Fred Morley, Secretary
Hopkins Township Planning Commission

Minutes approved:

DRAFT