Hopkins Township Planning Commission

Special Meeting 11-19-13

Members present: Tad Heft, Mark Forbes, Chuck Wamhoff, Mike Timmer

Location: Hopkins Township Hall

Agenda

Review minutes as presented from our last meeting.

Finding of Facts for consideration of the Special Use Permit for Ami Walker.

Public comment

Other Business

Call to Order: 7:25 PM

We reviewed the minutes from the 11/5/13 special meeting. A motion was made to approve them as presented. MSC

Opened the meeting for the special use permit for Ami Walker.

Todd Green was present to represent Ami Walker and explain and answer questions regarding the proposal. Todd Green is the property owner of the parcel where the special use permit is being considered.

Fact finding for special use consideration:

1. The proposal seems to be compatible with adjacent uses of land, as it will not be significantly changed to accommodate the business plan. The plan is to maintain and enhance the agricultural appeal of the existing barn.
2. The use doesn’t contradict the intent of our ordinance.
3. The environmental impact is minimal. The biggest impact would be if changes needed to be made to upgrade parking accommodations.
4. The plan that was submitted is consistent with the capacities of the public infrastructure that is present.
5. The plan doesn’t present any concerns that need to be addressed for public safety. There would be an increase in vehicles entering and exiting the property during these events.

Public Comments:

 A concern was raised about having a liquor license for the events that are planned. Todd shared that it was not their intent to apply for a license at this time.

A motion was made to grant the special use permit based on the finding of facts listed above as well as the Business Plan packet (see attached) that was submitted, with a review process in one year. MSC

A motion was made to close the special use meeting and begin the site plan review. MSC

We reviewed comments that were submitted by Kirk Sharphorn and use the Business Plan reference to make the following recommendations about the site plan:

1. The measurements are in compliance with our setback requirements.
2. The tree line on the West side of the property would be sufficient for a barrier for the parking lot. Noted Kurt’s comments and suggestions regarding the parking.
3. There would need to be signs for handicap parking and directional signs for traffic flow to and from parking.
4. There would need to be some fencing installed along the East property line to create a buffer from the electric fence that is present.
5. Todd shared the plan to include 6 handicap parking spaces along the side of the barn.
6. The lighting that is planned will be mercury lights on the 4 corners of the barn. These fixtures will have the ability to be switched off. Other light fixtures were noted in the Business Plan.
7. Drainage is adequate if no parking lot improvements are needed beyond a grass lot.
8. Their plan is to have a 2000-gallon tank under ground next to the storage pole barn to facilitate a pump and haul process for handling septic waste and grey water discharge.
9. Based on the scope of the business as presented we don’t see a need for a traffic study.
10. The trash disposal location has not been decided, but will be in an inconspicuous location.
11. The sign that is being proposed will need to follow the guidelines in the township sign ordinance.
12. Based on the site plan the landscaping appears to be more than adequate and similar to illustrations in the packet.
13. The hours of operation seem to be typical of the venue. The music would need to be in the confines of a building, not outside.

Public Opinion:

A motion was made to accept the site plan as presented with the above considerations and a review process if needed. MSC

Meeting Adjourned 8:40 PM

Respectfully submitted by Mike Timmer