

Hopkins Township Planning Commission
Meeting Minutes
11/24/20

Hopkins Township Hall

Planning Commission Members: Mark Forbes (Chair); Tadd Heft; Ken Rutgers; Jason Veenstra (Secretary); Chuck Wamhoff (Township Board Rep); Steve Wamhoff; Fred Morley

Members Present: Mark Forbes; Tadd Heft; Jason Veenstra; Steve Wamhoff; Chuck Wamhoff; Fred Morley

Lori Castello, Zoning Administrator PCI present.

Meeting Called to Order at: 7:42PM

MOTION: A motion was made and supported to accept the agenda (see attached). Motion Passed

MOTION: A motion was made and supported to accept the October 27, 2020 minutes. Motion Passed

Public Comment: None

Opened Public hearing: Valory Reams of Laginess Holdings, LLC, authorized agent, requesting a rezoning of property from Industrial to C-2, General Business District. The property is addressed as 3308 12th Street, located in Section 12. The legal description for this parcel is: COM AT E 1/4 PST TH W ALONG E W 1/4 LIN 660' TH N 320' TH E 270' TH S 55' TH E 390' TH S 265' TO POB SEC 12 T3N R12W (2000)

The applicant has petitioned for the entire 4.28 acres to be rezoned to C-2 General Business District.

Public Comments: None

Discussion: Discussed how the request fits against the master plan and the general area.

Findings of Facts: 1. Does it meet the goals of the master plan?

Yes, the rezoning request meets the goals of the master plan future use in the Gateways Mixed Use Transitional Area (GMUT).

2. Does it provide special privileges to landowner?

No, the request does not provide any special privileges.

3. The rezoning request is a down zone and will cause less intense uses as C-2, General Business District compared to current Industrial.

MOTION: Motion was made to recommend approving the rezoning from Industrial to C-2 based on the findings of facts.

Motion Passed

MOTION: Motion was made to have a work meeting on December 15th at 7:30PM to go over goals and start planning for Hopkins DDA plan.

Motion Passed

MOTION: A motion was made and supported to close the planning commission meeting.

Motion Passed

Meeting Adjourned at: 9:14 PM

Respectfully submitted by Jason Veenstra, Secretary

HOPKINS TOWNSHIP PLANNING COMMISSION
Public Hearing / Regular Meeting
11/24/2020

Hopkins Township / Village Hall – Virtual Zoom / Attendees

0. **Roll Call** – Zoom Meeting: Jason please call out
1. **Presentation and Adoption of Agenda**
2. **Review and Adoption of Minutes from 10-27-20**
3. **Public Comment**
4. **Opening of Rezoning Hearing:**
 - I. Valory Reams of Laginess Holdings, LLC
Property Rezone Request- 0310-012-011-20
 - a. Read Rezone request
 - b. Public Comment
 - c. PC Questions / Clarifications
 - d. PC Decision
 - e. Close Hearing
- II. **Opening of Regular Meeting:**
 - a. DDA Plan Review
 - i. Atty. Seth Koches to present the plan
- III. **OLD Business:**
- IV. **Ordinance Review:** (see memo from Lori Castello)
 - a. AG District Lot Sizes
 - b. Non-Conforming Parcels
 - c. AG Permitted Uses
 - i. Scott Pavlak operation (see Letter from Atty date 09/21/20)
- V. **Commissioners Comments**
- VI. **Public Comments**
- VII. ~~Next Meeting: December 22, 2020~~

Planning commission meeting attendance sheet

Ken Blaauw

Valory Reams

Seth Koches

Mark Evans