

Hopkins Township Planning Commission
Meeting Minutes
2/4/20

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; Ken Rutgers; Jason Veenstra; Steve Wamhoff; Chuck Wamhoff; Tadd Heft;

Kirk Scharphorn Jr., Zoning Administrator PCI present.

Meeting Called to Order at: 7:36 PM

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 January 28, 2020 minutes. Motion Passed

Opened Public hearing: Schanz Family Trust, submitted an application for rezoning to the Planning Commission, is seeking rezoning of approximately 9 acres of the 25-acre parcel of land known as permanent parcel 03-10-001-018-00 from the C-1 Neighborhood Business District to the C-2 General Business District.

Public Comments: None

Discussion: Reviewed conditional rezoning letter and 9-acre parcel location.

MOTION: A motion was made and supported to recommend approval to the Hopkins Township board the conditional rezoning change for the southeast 9 acre portion to C-2 General Business District with the finding of facts and the following conditions.

1. Parcel is limited to only automotive sales dealership use.
2. Only the southeast 9 acres of the larger 25-acre parcel will be rezoned as C-2 General Business District with the remaining area continuing to be C-1 Neighborhood Business District.
3. If the parcel fails to be substantially used and developed as an automotive sales dealership within 1 year it automatically reverts back to C-1 zoning district.

Findings of Facts:

1. Rezoning to the C-2 District would be compatible with the Master Plan's future land use designation since the property is located within the "GMUT" (Gateway Mixed Use Transition") future land use.
2. Because the conditional rezoning request limits the potential negative effects with an unconditional C-2 rezoning of the property.

Motion Passed

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

Meeting Adjourned at: 7:56 PM

Respectfully submitted by Jason Veenstra, Secretary

HOPKINS TOWNSHIP PLANNING COMMISSION
Public Hearing
02/04/2020

Hopkins Township / Village Hall

1. Presentation and Adoption of Agenda
2. Review and Adoption of Minutes from 01-28-2020
3. Public Comment
4. Opening of Public Hearing:
 - Schanz Family Trust Rezoning Hearing requesting rezoning of 25.5+ acres on parcel 10-001-018-00 located on 12th Street – Rezone from C1 to C2
 - Presentation of new documents:
 - Public Comment
 - PC Questions / Clarifications
 - PC Decision
 - Close Hearing
5. Commissioners Comments
6. Next Meeting February 25, 2020