

Hopkins Township Planning Commission  
Minutes Special Meeting 3/22/2016

Planning Commission: Chair Mike Timmer; Lori Castello; Mark Forbes; Tadd Heft; 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 7:07 PM

Meeting Adjourned at 8:02 PM

Location: Hopkins Township Hall

+ Commission attendance noted above.

**Agenda**

1. Presentation and Adoption of Agenda
2. Review and Approval of Minutes from Previous Meeting
3. Public Comment
4. Old Business
  - a. Public comment on Maser Plan.
  - b. Date set for Public Hearing May 24.
5. New Business
  - a. Provisions for Salvage Yard in Industrial District.
  - b. Review the past minutes and notes for our work on Residential Wind Turbines.
  - c. Do we need to make changes to our Tower Ordinance for Engineered Structures that have a stated Fall Zone.
  - d. Start date for New Projects? Need for April Meeting.
6. Commission Comments
7. Next Meeting date set for April 26, 2016 7:00 PM
8. Adjourn

**Agenda:** Presented and Adopted.

**Minutes of Previous Meeting:** The minutes of the February 23, 2016 meeting were previously emailed to commissioners and briefly discussed. Lori Castello needs to be added to the members of the Planning Commission.

**MOTION:** A motion was made and supported to approve as corrected the minutes of the February 23, 2016 meeting. This motion was approved.

**Public comment on Master Plan and Public Hearing Date:** There were no public comments on the draft Master Plan. The Planning Commission has approved the draft. The Public Hearing is scheduled for the May 24, 2016 meeting. Lori emailed the updated Zoning Map to commissioners. The map was briefly discussed.

**Salvage Yard in Industrial District:** Discussion included the need for enough land area to provide proper isolation and setbacks; minimum setback distances from property lines; neighboring jurisdiction ordinances with some details on the Gun Plain ordinance; mixed use areas and isolation from specific uses, churches, schools, restaurants, etc; required permits; buildings "normal" setbacks; storm water runoff had previously been brought up as a concern. The Use Regulations for the Industrial District have been reorganized and Junkyards added. Lori will put together a Salvage Yard "draft" Ordinance for further discussion.

**Residential Wind Turbines and Associated Towers:** As one of our future projects, we need to look back at what we have done and see where we want to go on this. Previous meeting minutes would be a source of information. The material that Lee Murray assembled would be a good source to review. We should look at fall zones and setbacks.

**New Projects:** In addition to returning to wind power, should we look at wood burners and solar power; lighting and site plan review; irrigation and water withdrawals had been previously mentioned as possible new projects.

**New Planning Commission Member:** Ken Rutgers will be joining the Commission in the near future.

**General Discussion:** Blight Ordinance enforcement is coming along. One site's agreement is up on April 15. At the April 26 meeting we will look at the Master Plan one more time before the Public Hearing.

**MOTION:** At 8:02 PM a motion was made and supported to adjourn. This motion was approved.

Submitted by:

Fred Morley, Secretary  
Hopkins Township Planning Commission

Minutes approved: