Hopkins Township Planning Commission

Minutes Special Meeting 4/29/2014

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

Members Present: Lori Castello; Mike Timmer; Chuck Wamhoff; Fred Morley

Meeting Called to Order at: 7:05 PM Meeting Adjourned at: 8:55 PM

# Location: Hopkins Township Hall

+ Commission attendance noted above.

+ Zoning Administrator Kirk Scharphorn in attendance

**Agenda**

* Master Land Use Plan Review.
* Meeting Minutes Review and Action

**Master Land Use Plan Review:** There are more than one Master Land Use Plan (Plan) versions in circulation. The Plan on the Hopkins Township web site will be the basis for discussion. The Zoning Ordinance (Ordinance) and the Plan must be in-sync. The Ordinance would need significant revisions to have it aligned with the Plan. We believe that bringing the Plan more in line with the Ordinance is the way we should go.

Discussion was on pages 54 through 59. The Gateways Mixed Use Transitional Area (GMUT) will be greatly impacted by the installation of the proposed Wayland Township sewer. A Planned Unit Development may be a consideration because of the possibility of the sewer project on the west side of US 131. We need more information on the Wayland Township proposed sewer project.

The Gateways Residential Transitional Area (GRT), the Village Expansion Area (VE) and the Attached and Multifamily Residential (AMR) Plan Districts match up with the Ordinance R-3 district and will be folded into the R-3 District. The narratives for GRT, VE and AMR will be scratched from the Plan.

The Plan Rural Residential (RR) lines up with the Ordinance R-1A. The Plan Low Density Residential (LDR) matches the Ordinance R-2. The Plan RR and LDR will be dropped from he Plan. The Resort Residential (RES) should be kept in the Plan, and dealt with in the Ordinance to protect the water quality of the lakes. The Plan Commercial/Business and Industrial (I) correspond with the Ordinance C-1 and

C-2 and I Districts, respectively, and will be kept in the Plan. The Institutional category will be removed from the Plan. The Plan River Corridor Protection (RCP) will be kept in the Plan. The Future Roadways will be taken out of the Plan.

Our next meeting, May 27, 2014, at 7:00 PM, will include discuss of Table 13, Summary of Proposed Land Uses by Section, pages 60 and 61 in the Plan on the Township web site.

**Meeting Minutes Review and Action:** Minutes of the March 18, 2014 and November 19, 2013

meetings were previously emailed to Commissioners. These minutes were briefly discussed.

**MOTION:** A motion was made and supported to approve the minutes of the March 18, 2014 meeting. This motion was approved.

**MOTION:** A motion was made and supported to approve the minutes of the November 19, 2013 meeting. This motion was approved.

**MOTION:** At 8:55 PM, a motion was made and supported to adjourn. This motion was approved.

Submitted by:

Fred Morley, Secretary

Hopkins Township Planning Commission Minutes approved: