Hopkins Township Planning Commission

Minutes Special Meeting 5/27/2014

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: 7:10 PM Meeting Adjourned at: 8:45 PM

# Location: Hopkins Township Hall

+ Commission attendance noted above.

+ Zoning Administrator Kirk Scharphorn in attendance

**Agenda**

* **Master Land Use Plan Review.**

Call to order 7:10 PM

* Prior to opening the agenda, Todd Green and Bryan Walker came to the meeting to bring us up-to-date on their business venture “Something Borrowed Vintage Staging & Rentals, LLC”. The original presentation to the Commission was at the November 19, 2013 meeting. At that meeting the Commission granted a Special Use Permit (SUP) for this venture. The minutes of the November 19, 2013 meeting (copy attached), were approved at the April 29, 2014 meeting. They are making progress on this project. The main hang-up is approval of the septic system. It appears that there may be some amendments needed to the original SUP. They will keep the Commission informed of on-going developments.
* **Master Land Use Plan (Plan) Review:** The goal in this meeting was to review and update the Section by Section narrative part of the Plan, pages 60 and 61.
  + Section1: “the Gateway Residential Transitional sub area” is changed to the “**R3 District**”; the last sentence that starts with “AG zoned properties …” is removed.
  + Section 2 and 3: Unchanged.
  + Section 4: “RR” is changed to “**R1**”; the “four largest parcels” changed to ”largest parcels”.
  + Section 5: “RO Rural Open space residential” will change to “**R1**”.
  + Section 6: “Almost the entire section is programmed for RO …at gross densities of up to 1 unit per 20 acres.” is replaced with “**The entire section is designated as R1.**”
  + Section 7: Change “RO” to “**R1**”. The second sentence should be replaced with “**The areas around Three Corners lake should be protected by special zoning ordinance provisions.**”
  + Section 8: “RO as a transitional buffer” replaced with “**AG**”. “RR” replaced with “**R1A**”.
  + Sections 9, 10, 11: Remain the same.
  + Sections 12 through 36 will be dealt with at future meetings.

Next meeting will be June 24, 2014 at 7:00 PM.

Meeting adjourned at 8:45 PM.

Submitted by:

Fred Morley, Secretary

Hopkins Township Planning Commission Minutes approved: