

Hopkins Township Planning Commission
Meeting Minutes
5/28/2019

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; Ken Rutgers; Jason Veenstra; Steve Wamhoff; Fred Morley;

Kirk Scharphorn Jr., Zoning Administrator PCI present.

Meeting Called to Order at: 7:33 PM

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

MOTION: A motion was made and supported to accept the April 23, 2019 minutes as presented. Motion carried.

Public Comments: There were no public comments.

Opened Public hearing 1: Proposed Zoning text amendment to Section 157 Boundary Changes.

Public Comments: There were no public comments.

Discussion: Discussion on whether to allow non buildable parcels and changes to Section 157.050 to remove a circular reference.

MOTION: A motion was made and supported to allow "unbuildable parcel" under the provisions in Section 155.08. Motion carried.

Closed Public hearing 1

Opened Public hearing 2: Proposed Zoning text amendment to Section 157.065–157.084 AG Agricultural District.

Public Comments: There were no public comments.

Discussion: Discussion on proposed changes and should there be a cap on the size of the allowed adjustment.

MOTION: A motion was made and supported to accept the amended AG AGRICULTURAL DISTRICT 157.065-157.084 changes and allow for Zoning Administrator and Assessor decision up to 4 acres when topography makes it sensible/practicable. Over 4 acres is by Special Use. Motion carried.

Closed Public hearing 2

Opened Public hearing 3: Proposed Zoning text amendment to Section 157.085–157.091 R-1 RURAL ESTATE DISTRICT.

Public Comments: There were no public comments.

Discussion: Discussion on proposed changes and should there be a cap on the size of the allowed adjustment.

MOTION: A motion was made and supported to accept the amended R-1 RURAL ESTATE DISTRICT 157.085–157.091 changes and allow for Zoning Administrator and Assessor decision up to 4 acres when topography makes it sensible/practicable. Over 4 acres is by Special Use. Motion carried.

Closed Public hearing 3

Opened Public hearing 4: Accept Public comment and input regarding commercial facilities for Medical and Adult use (recreational) Marijuana.

Public Comments: There were no public comments.

Discussion: Discussion on results of how Hopkins Township voted on recent recreational Marijuana law. 375-yes 516-No.

Planning commission recommends to the Township board that it should adopt an ordinance to opt out and prohibit marijuana establishments within the boundaries of Hopkins Township.

Closed Public hearing 4

Removed election of new planning commission positions from agenda since it was completed last month.

Wind energy ordinances: Currently waiting for attorney to review.

Solar energy ordinances: Large installs are not currently permitted. Home use treated as auxiliary structure, more discussions to follow in future.

MOTION: A motion was made and supported to adjourn the meeting. Motion carried.

Meeting Adjourned at: 8:46 PM

Respectfully submitted by Jason Veenstra, Secretary

HOPKINS TOWNSHIP PLANNING COMMISSION
Public Hearing / Regular Meeting
05/28/2019
Hopkins Township / Village Hall

1. Presentation and Adoption of Agenda
2. Review and Adoption of Minutes from 04/23/2019
3. Public Comment
4. Opening of Public Hearing 1: Proposed Zoning text amendment to Section 157.060
Boundry Changes
 - Public Comment
 - PC Discussion / Comments / Motions
 - Close Public Hearing 1.
5. Open Public Hearing 2: Proposed Zoning text amendment to Section 157.065–157.084
AG Agricultural District
 - Public Comment
 - PC Discussion / Comments / Motions
 - Close Public Hearing 2.
6. Open Public Hearing 3: Proposed Zoning Text Amendments to Section 157.085-157.091,
R-1 Rural Estate District
 - Public Comment
 - PC Discussion / Comments / Motions
 - Close Public Hearing 3.
7. Open Public Hearing 4: Accept Public comment and input regarding commercial facilities
for Medical and Adult use (recreational) Marijuana
 - Public Comment
 - PC Discussion / Comments / Rationales
 - Close Public Hearing 4
8. Open Regular Business
 - New Business
 - a. Election of PC Commission Chair / Co-Chair / Secretary
 - Old Business
 - a. Wind Energy ordinances
 - b. Solar Energy ordinances – Discussion
9. Commissioners Comments
10. Public Comments
11. Next Meeting June 25, 2019