

Hopkins Township Planning Commission
Minutes Work Session 6/28/2016

Planning Commission Members: Chair Mike Timmer; Mark Forbes; Tadd Heft; Ken Rutgers; Chuck Wamhoff; Steve Wamhoff; Fred Morley

Members Present: Ken Rutgers; Mike Timmer; Steve Wamhoff; Fred Morley

Meeting Called to Order at: 7:08 PM

Meeting Adjourned at: 8:25 PM

Location: Hopkins Township Hall

- + Commission attendance noted above.
- + Kirk Scharphorn Zoning Administrator present.
- + Mark Evans, Township Supervisor present.

Agenda: Attached.

At call to order, there were three commissioners present, therefore a quorum was not present.

Old Business. The items listed here reflect some of the subjects we might consider for future planning purposes.

Master Land Use Plan (Master Plan): The Master Plan is in place. It will be a while before we need to tackle this again.

Wind Energy and Other Energy Sources: Discussion included where do we go from here on Wind Energy; there has been a slowdown in interest on Wind Energy in west Michigan but some jurisdictions have had inquiries and are working on ordinances; our proposed Wind Energy System (WES) Ordinance was forwarded to the Township Board and they sent it back; this proposed Ordinance is on the Township web site and needs rewriting; there is new technology for looking at sighting wind turbines; should this new technology be required in our Ordinance; we should look at regulating commercial and residential Wind Energy uses; we need to look at other jurisdictions' Energy Ordinances; do we look at solar panels; wood burners may be a problem; should all energy regulations be in one ordinance.

Sign Ordinance: We need to revise our Sign Ordinance because of a court decision regarding free speech.

Medical Marijuana: There have been some problems regarding medical marijuana.

Generally Accepted Agricultural and Management Practices (GAAMPs): We need to become familiar with recent changes in the GAAMPs.

Individual Cell Towers: We need to look at the need to plan for these. Could a group cooperate on these.

Note: *A fourth commissioner was present for the remainder of the meeting, so a quorum was present.*

New Business. Item added to the agenda.

Principle Building on a Lot: We have discussed the need to clarify our Ordinance on this. Zoning Administrator proposed language, attached, to amend 15.440 Sec. 12.10 of the Ordinance. Discussion followed.

MOTION: A motion was made and supported to approve the proposed language and to hold a Public Hearing at our next meeting, July 26, 2016. This motion was approved.

Minutes of the 5/24/2016 Meeting: These were previously emailed to commissioners and briefly discussed.

MOTION: A motion was made and supported to approve the 5/24/2016 meeting minutes. This motion was approved.

Down Zoning: This issue was previously discussed regarding a lot on 128th Avenue. Discussion here questioned whether this was done. Records will be searched to see if this was done a while back.

Ordinance Enforcement Update: Zoning Administrator has been dealing with enforcement of the Township Blight Elimination Ordinance. One instance is a long standing problem. At this point the Township is seeking bids to clean up this site. Other sites are progressing toward cleanup.

MOTION: A motion to adjourn was made and supported at 8:25 PM. This motion was approved.

Submitted by:

Fred Morley, Secretary
Hopkins Township Planning Commission

Minutes approved: