

Hopkins Township Planning Commission
Regular Meeting Minutes 7/26/2016

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

Members Present: Mark Forbes; Tadd Heft; Ken Rutgers; Mike Timmer; Steve Wamhoff; Fred Morley

Meeting Called to Order at: 7:00 PM

Meeting Adjourned at: 8:18 PM

Location: Hopkins Township Hall

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

Agenda: (copy attached)

MOTION: A motion was made and supported to accept the agenda as presented. This motion was approved.

Minutes of the 6/28/2016 Meeting: These were previously emailed to commissioners and briefly discussed.

MOTION: A motion was made and supported to approve the 6/28/2016 meeting minutes. This motion was approved.

Old Business:

- **Public Hearing for language change in dwelling Ordinance:** There is a need to clarify our Ordinance 15.440 Sec. 12.10 – Principal Building on a Lot. Current and proposed language is attached. The issue was discussed. There was no public comment.

MOTION: A motion was made and supported to approve the proposed language. This motion was approved.

- There was further discussion on the procedure to complete the process of actually changing the Ordinance for this change as well as all Ordinance changes initiated by the Planning Commission. These Ordinance changes must be sent to the Township Board for final approval to in fact amend the Ordinance. Some discussion points were: a resolution is needed; who drafts the resolution; the need to send the proposal to the Township attorney; the need for a role-call vote; do we need a check list to follow to conclude the process; there are other recent proposed changes that need to be reviewed. Chair Timmer will follow-up on this.

New Business:

- **Review language in Sign Ordinance as it pertains to sign content:** Our Sign Ordinance needs revision to bring it into line with a court decision regarding free speech. Much of the requirement relates to temporary signs. Zoning Administrator Scharphorn will get us the language to implement this change.
- **Work session on wind turbines:** Zoning Administrator Scharphorn handed out copies of energy systems ordinances from Gun Plain and Monterey Townships. These ordinances regulate small and large wind towers. We need to revamp our Wind Energy System (WES) Ordinance previously developed. Looking at these two ordinances will give us further ideas that we may be able to use in revising our proposed ordinance. We should have small and large wind turbines in one ordinance, along with solar panels.

Along with the wind towers we need to look at individual and group cell phone tower regulation.

Blight Elimination Ordinance Enforcement Update: The Township has a bid to cleanup a long standing problem site. Zoning Administrator Scharphorn has been monitoring progress on the cleanup. There are specific problems including a large number of tires and oil filled containers.

Other sites are making progress on cleanup. One lesson learned is that decisive enforcement action needs to be taken early before things get out of hand.

MOTION: A motion to adjourn was made and supported at 8:18 PM. This motion was approved.

Submitted by:

Fred Morley, Secretary
Hopkins Township Planning Commission

Minutes approved: