

Hopkins Township Planning Commission
Minutes Special Meeting 7/29/2014

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: 7:00 PM

Meeting Adjourned at: 9:10 PM

Location: Hopkins Township Hall

- + Commission attendance noted above.
- + Roxanne Seeber, Township Attorney in attendance
- + Zoning Administrator Kirk Scharphorn in attendance

- Discussion of Special Use Permits (SUP) and Site Plans (SP) in General and Specific Issues for “The Centennial Barn” (Barn) SUP and SP: The objectives of the SUP and SP are to protect the public health, safety and welfare. The SUP and SP must describe the activities that will be carried out and the facilities that will be utilized. To change an SUP requires a public hearing, so activities and facilities need to be described in detail. Activities and facilities in the SUP and/or SP must be followed, with no activities or facilities outside those in the SUP and/or SP undertaken. The SUP and Site Plan run with the land. Activities and facilities outside the SUP and/or SP, become non compliance issues and are handled with a letter to begin with and can lead to the issuance of a ticket.

Discussion regarding the Barn included: Zoning Administrator Scharphorn to meet with petitioners July 30, 2014 to review the SP; details on the tent including size and located on SP; outdoor music; one DJ designated; building code compliance to occupy the barn; review the original submittal for the SUP with Attorney Seeber; site licensed by State of Michigan for alcohol; operators must have liability insurance; parking; traffic pattern with signs for ingress and egress; private parties same as commercial event; lighting detail; barn and tent number of guests, total 250 maximum; outdoor area for ceremony at back of property; shuttle to outdoor area; use of house; house barrier free; and fire department approval of layout.

- Continued work on Township Future Land Use Plan (Plan): Discussion included: Creating a new, densely populated district; the proposed sewer crossing US 131; R3 and Village Expansion (VE) sub area do not match exactly; need to make VE flexible to include light commercial; few parcels zoned R1A; amend R1A to five acres or keep one acre; Resort Residential to protect lakes; and work on Plan Table 14 next.

MOTION: A motion was made and supported to approve the minutes of the July 22, 2014 meeting. This motion was approved.

Next Meeting Date. We will meet on August 26, 2014 at 7:00 PM. The agenda will include a public hearing on the Barn and continue to update the Plan. .

Meeting adjourned at 9:10 PM.

Submitted by:

Fred Morley, Secretary
Hopkins Township Planning Commission

Minutes approved