

Hopkins Township Planning Commission
Minutes Special Meeting 8/20/2013

Planning Commission Members: Chair Lori Castello; Mark Forbes; Tadd Heft; Mike Timmer; Chuck Wamhoff; Fred Morley

Members Present: Lori Castello; Mark Forbes; Mike Timmer; Chuck Wamhoff; Fred Morley

Meeting Called to Order at: 7:05 PM Meeting Adjourned at: 9:00 PM

Location: Hopkins Township Hall

- + Commission attendance noted above.
- + Zoning Administrator Kirk Scharphorn in attendance

Agenda

- Meeting Minutes July 23, 2013 and August 6, 2013.
- Home Occupation Ordinance
- Master Land Use Plan Review - Goals and Objectives.
- General Information.
- Future Meetings and Assignment for Next Meeting September 3, 2013.

Call to Order: 7:05 PM.

Agenda Items

Meeting Minutes July 23, 2013 and August 6, 2013: Minutes for these meetings were previously emailed to commissioners. These minutes were reviewed and discussed.

MOTION: A motion was made and supported to approve the minutes for the July 23, 2013 meeting. This motion was approved.

MOTION: A motion was made and supported to approve the minutes for the August 6, 2013 meeting. This motion was approved.

Home Occupation Ordinance: Zoning Administrator Scharphorn will email the Planning Commission's draft of this Ordinance to our attorney for review. We will schedule a public hearing on this Ordinance after we receive the response from our attorney.

Master Land Use Plan Review – Goals and Objectives: We were to review the Goals and Objectives that are in the current Plan. These Goals and Objectives are also in Zoning Administrator Scharphorn's "**Master Plan Review Process**" handed out at the July 23, 2013 meeting. The citizens of the Township need to be motivated to become involved in the planning process. A suggestion beyond having public meetings is to use the Township web site to help in this effort. Goals and Objectives in the current Plan are described under the following six topics: **The Environment and Open Space; Farmland Preservation; Residential Growth and Development; Commercial and Industrial Growth and Development; Roads; and Community Facilities and Services.**

The Goals and Objectives under “**The Environment and Open Space**” should remain as is.

“**Farmland Preservation**” has been a strong component in developing the current Master Land Use Plan (Plan). This needs to continue to be the intention for Hopkins Township. For the Ag District, the Ordinance has been changed to reflect this intent with the 38 acres minimum lot area. In the current Plan this is also reflected in Goal 2, Objective 2 with the strong wording “Prohibit new subdivisions ...” and in Goal 2, Objective 4, “Maintain a rural buffer ...” We should look at the R-1A District and examine the lot area and width and their affects on land splits. Goal 2, Objective 5, “Agencies ... responsible for ... utility plans ... will be requested to recognize the agricultural land preservation goals ...” This needs to be communicated to these agencies.

Under “**Residential Growth and Development**” we need to look at the types of structures being used for housing and reflect the requirements needed, in the Ordinance.

The “**Commercial and Industrial Growth and Development**” goals and objectives reflect the intent to have commercial and industrial development occur “in a limited, controlled and responsible manner” as stated in Goal 1. There are commercial and industrial businesses along 12TH Street, and also vacant land along 12TH Street that in now zoned commercial/industrial. Also stated in Goal 2, “public utilities and improved street access” are needed to support this growth. Goal 2, Objective 4 should reflect the compatibility of both commercial and industrial uses with surrounding uses.

For “**Roads**”, driveway standards should be developed.

The goals for “**Community Facilities and Services**” should stay the same.

General Information: Zoning Administrator Scharphorn has had contact with representatives of the Jijak Foundation. They are planning to have a gathering in 2014 at their property on 20TH Street, the former Mel Trotter property. They are planning for 2400-2500 people. They need to make changes to the property. They intend to be on our meeting agenda for our quarterly meeting October 22, 2013. There was interest and discussion on the construction at the Casino. There was also information on a neighboring jurisdiction’s plans to expand their water and sewer systems.

Future Meetings and Assignment for Next Meeting September 3, 2013: Future meetings have been scheduled for September 3 and 17 and October 1 and 22. For our next meeting, September 3, commissioners should review “**Future Land Use Categories**” in the Plan and in the “**Master Plan Review Process**” handout and be prepared to discuss these items.

The meeting was adjourned at 9:00 PM.

Submitted by:

Fred Morley, Secretary
Hopkins Township Planning Commission

Minutes approved: