

Hopkins Township Planning Commission
Meeting Minutes
8/25/20

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; Ken Rutgers; Fred Morley; Jason Veenstra; Steve Wamhoff; Chuck Wamhoff; Tadd Heft;

Lori Castello, Zoning Administrator PCI present.

Meeting Called to Order at: 7:32PM

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

MOTION: A motion was made and supported to accept the July 28, 2020 minutes. Motion Passed

Public Comment: Comments about potential countywide ORV ordinance on public roads. 60 Michigan counties already have one.

Opened Public hearing: Kevin VanderPloeg, owner/potential buyer, to create a parcel greater than 4 acres in the Agricultural Zoning District. The proposed parcel contains Mr. VanderPloeg's existing property at 2684 12th Street, which consists of approximately 9.97 acres, and the portion of property immediately to the north of him, part of parcel number 0310-025-003-00, which consists of 50.32 acres overall, approximately 2 acres.

Public Comments: None

Discussion: Discussed how the request fits with 15.525 Sec. 12B.05 – General standards for special use permit.

Findings of fact: 15.525 Sec. 12B.05 - GENERAL STANDARDS FOR SPECIAL USE PERMIT

In addition to specific standards which may be applicable, the following set of standards shall serve as the basis for decisions involving the issuance of

special use permits, and other discretionary decisions required to be passed under this Ordinance. The proposed use shall:

1. Be compatible with adjacent uses of land;

This use complies because it will continue existing use of the property as part of his homestead.

2. Be consistent with and promote the intent and purposes of this Ordinance;

This use complies because the use will not cause a further loss of agricultural land.

3. Be compatible with the natural environment;

This use complies because it will cause no great visible or substantial changes to be made; no additional dwelling would be permitted, and the existing use as part of Mr. VanderPloeg's homestead would continue.

4. Be consistent with the capacities of public services and facilities affected by the proposed use;

This use complies because it would use no new public service.

5. Protect the public health, safety and welfare.

This use complies because no additional traffic or other potential safety issue would be created by approval of this Special Use Permit.

Section 157.068.D.2. EXCEPTIONS FOR LOTS OVER 4 ACRES IN THE AGRICULTURAL DISTRICT

B. The increased parcel size serves to accomplish one or both of the following purposes:

● To encompass existing farmstead and related accessory buildings and meet required setbacks

This use complies because it's encompassing the existing farmstead.

● To encompass existing farmstead and related accessory buildings and meet required setbacks.

This use complies because it's being done to encompass the existing farmstead.

● To follow natural topography and/or barriers that would make farming impracticable upon the remainder parcel

This use complies because it will follow the natural edge of the woods and field.

MOTION: A motion was made and supported to approve the SUP request based on the findings of fact to not to exceed an additional 2 acres +/- 0.2 acres. Motion Passed

MOTION: A motion was made and supported to close the public hearing.
Motion Passed

Discussion: Supervisor Mark Evans presented information about the possibility of the Planning Commission being a part of the new Downtown Development Authority (DDA) process that the Township Board is working on creating.

Discussion: Allegan County ORV Ordinance Proposal information was presented by Scott Beltman and Jason Stone.

MOTION: A motion was made and supported to recommend to the township board to express support of an Allegan County-wide ORV ordinance.
Motion Passed

MOTION: A motion was made and supported to close the planning commission meeting.
Motion Passed

Meeting Adjourned at: 9:00 PM

Respectfully submitted by Jason Veenstra, Secretary

HOPKINS TOWNSHIP PLANNING COMMISSION
Public Hearing / Regular Meeting
08/25/2020

Hopkins Township / Village Hall – Virtual Zoom

- 1. Roll Call**
- 2. Presentation and Adoption of Agenda**
- 3. Review and Adoption of Minutes from 07-28-20**
- 4. Public Comment**
- 5. Opening of Public Hearing:**
- 6. VanderPloeg SUP**
 - a. Read SUP request
 - b. Public Comment
 - c. PC Questions / Clarifications
 - d. PC Decision
 - e. Close Hearing
- 7. Opening of Regular Meeting:**
 - I. Supervisor Mark Evans:**
 - a. Discussion of DDA & the PC
 - b. Discussion of Allegan County ORV Ordinance Proposal
 - i. County Wide – ORV – Support – Resolution document
 - II. Discussions regarding AG District parcel sizes with splits**
 - III. Commissioners Comments**
 - IV. Public Comments**
 - V. Next Meeting September 22, 2020**

Planning commission meeting attendance sheet

Mark Evans
Kevin Vanderploeg
Scott Beltman
Jason Stone

DRAFT