

**Hopkins Township Planning Commission**  
Meeting Minutes  
8/27/2019

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

Lori Castello, Zoning Administrator PCI present.

**Meeting Called to Order at:** 7:31 PM

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

**MOTION:** A motion was made and supported to accept the August 23, 2019 minutes as amended. Motion carried.

Public comment: None

**Opened Public hearing:** Marvin Van Kampen, owner and representative of M & C Land Company LLC., for the re-zoning of the east 11 acres of a 20 acre parcel of land. The subject parcel is on 12th St. south of 133rd St., permanent parcel # 03-10-012-019-10 and currently zoned AG (Agricultural). The applicant is requesting a conditional rezoning change to C-2 General Business District. As part of the conditional request K&M will pave the road from 133<sup>rd</sup> street up to the entry/exit point of the property listed above. K&M are also receptive to having the requested zoning classification remain only for as long as this parcel is used for an automotive sales dealership.

**Public Comments:** Mike Houseman from Wolverine Building Group presented information about a proposed car dealership for K&M Wayland Chrysler Dodge Jeep Ram that would be built on the parcel. Sign-in sheet is attached.

**Finding of Facts:**

- The parcel is adjacent to properties that are currently zoned for industrial use.
- Road will be paved as a condition with the new development.

- Existing utilities are sufficient for an automotive sales dealership.

**MOTION:** A motion was made and supported to recommend approval to the Hopkins Township board the conditional rezoning change to C-2 General Business District with the finding of facts and the following conditions.

1. Parcel is limited to only automotive sales dealership use.
2. Parcel reverts back to AG if the parcel ceases to be used as an automotive sales dealership.
3. Only the front east 11 acres of the larger 20 acre parcel will be rezoned as C-2 General Business District with the remaining area continuing to be AG (Agricultural).
4. If the parcel ceases to be used as an automotive sales dealership within 1 year a plan must be presented to restore the parcel back to Agricultural use.

Motion carried.

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

Motion carried.

A quick discussion was had regarding continued development of Wind Energy and Solar Energy ordinances. Discussion will be continued at future meetings

**Meeting Adjourned at: 8:24 PM**

Respectfully submitted by Jason Veenstra, Secretary

HOPKINS TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
08/27/2019

Hopkins Township / Village Hall

1. Presentation and Adoption of Agenda
2. Review and Adoption of Minutes from 07/23/2019
3. Public Comment
4. Review and Consideration of Letter from K&M Wayland Properties regarding rezoning request from 07-23-19 hearing.
  
5. Old Business
  - a. Wind Energy ordinances
  - b. Solar Energy ordinances – Discussion
6. Commissioners Comments
7. Public Comments
8. Next Meeting 09-24-2019

Planning commission meeting sign-in sheet

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8-27-19

KEITH KUOSTA KEM GM.

TOM MAKAREWICZ KEM OWNER

MIKE HOUSEMAN WOLVERINE

SID HILASKI

BRIAN SILVERNAIL SHOW OR RE.