

Hopkins Township Planning Commission
Minutes Regular Meeting 4/24/2012

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

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

Meeting Called to Order at: 7:18 PM Meeting Adjourned at: 8:05 PM

Location: Hopkins Township Office

+ Commission attendance noted above.

Agenda

Call to Order
Approval of Minutes: January 24, 2012
Adoption and Amendments to Agenda.
Public Comment

OLD Business:

- I. Clarification of Section 5.02(2)(j)
 - a. Memo from Atty Lohrstorfer listing proposed changes
- II. Master Land Use Plan is up for review for 2012
 - a. Outline a schedule/plan for review
- III. Discussions regarding the Home Base Business Ordinance
 - a. Requirements
 - b. Enforcement

NEW Business:

- I. Updates from Kirk Scharphorn Jr.
- II. Any other such business that is to come before the board

Agenda Items

- Approval of Minutes: 1/24/2012. These minutes were reviewed and briefly discussed.

MOTION: A motion was made and supported to approve the minutes of the 1/24/2012 Hopkins Township Planning Commission. This motion was approved.

- Adoption and Amendments to Agenda. The proposed agenda was reviewed.

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

OLD Business:

- I. **Clarification of Section 5.02(2)(j):** “Other non-listed but similar uses and enterprises which at the discretion of the Zoning Administrator and/or the Planning Commission would have a similar impact on the neighboring area.” As indicated in Attorney Lohrstorfer’s March 8, 2012 letter, this Section needs to be changed/deleted because recent case law does not allow for uses based on discretion. There are other Sections in which this discretion principle is stated and should no longer be used. Since there are additional issues in the Ag District, starting here is appropriate. We will address this issue in the Ag District in our Special Meeting in June. We will also deal with other issues enumerated in Attorney Lohrstorfer’s memo, including updating definitions in the Ordinance at our Special Meeting in June.
- II. **Master Land Use Plan Review in 2012:** We adopted our Master Land Use Plan (Plan) in 2007 and under State planning regulations, the Plan must be reviewed every five years. The changes made in 2007 were substantial. Changes are necessary only if we deem them needed. We will deal with this item further at our June Special Meeting.
- III. **Home Based Business Ordinance:** The requirements and their enforcement are issues that we need to nail down and move forward with. We need to deal with existing businesses in a way that business operators are not turned off by how we handle the permitting process.

NEW Business:

- I. **Updates from Kirk Scharphorn Jr.:** See Kirk’s April 24, 2012 Memo. He addresses several issues including Minimum Floor Area. These issues were briefly discussed. We will deal with the issues in Kirk’s memo at our June meeting.

MOTION: A motion was made and supported to table further discussion on the issues in Kirk’s Memo to our Special Meeting in June. This motion was approved.

- II. Other Business: Fracking, a process for extracting oil and gas from deep rock formations, is an issue that is receiving much attention lately. Yankee Springs Township is dealing with this on State land. Mark Forbes will look into fracking and report at our July meeting.

We will have a Special Meeting June 12, 2012 at 7:00 PM.

MOTION: At 8:05 PM a motion was made and supported to adjourn. This motion was approved.

Submitted by:

Fred Morley, Secretary
Hopkins Township Planning Commission

Minutes approved: