

Hopkins Township Planning Commission
Minutes Special Meeting 8/14/2012

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

Members Present: Lori Castello; Tadd Heft; Lee Murray; Mike Timmer; Chuck Wamhoff; Fred Morley

Meeting Called to Order at: 7:00 PM Meeting Adjourned at: 8:14 PM

Location: Hopkins Township Office

+ Commission attendance noted above.

Agenda

Call Meeting to Order: **7:00 P.M.**
Approval of Minutes: **July 24, 2012 and July 26, 2012**
Adoption and Amendments to Agenda:
Public Comment**

PUBLIC HEARING:

- 1) At 7:00 p.m. to consider amendments to Hopkins Township Zoning Ordinance in the following subsections:
 - a. Ordinance 15.438 Section 12.08- Accessory Uses- deletion of item (c): “Fees for special use to be waived for Future Farmers of America (FFA) school projects, if application is requested at quarterly Planning Commission meetings.”
 - b. Ordinance 15.162 Section 5.02- Use Regulations- deletion of a portion of item 2(g):”...when the use is considered the highest and best use of the land.”
 - c. Ordinance 15.162 Section 5.02- Use Regulations- deletion of item 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.”
 - d. Ordinance 15.322 Section 9.02- Use Regulations- Item (ee)- Deletion of the words “Other Similar”.
 - e. Ordinance 15.362 Section 10.02- Use Regulations- Deletion of items (fff) and (ggg).
 - f. Ordinance 15.364 Section 10.04- Special Controlled Use- deletion of this title. All text within this title shall be hereafter known as Ordinance 15.362 Section 10.02 (2) “Special Uses by permit and in accordance with the provisions of Chapter XLL-B of this Ordinance.”
 - g. Ordinance 15.392 Sec. 11.02-Use Regulations- deletion of item (u).
 - h. Ordinance 15.682 Sec. 16.02-Powers and Duties of the Board of Appeals-addition of item (c): Appeals. Upon appeal from a decision by a petitioner the Board of Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination made by an administrative official or body charged with enforcement of a zoning ordinance.
 - i. Ordinances 15.165 Sec. 5.05, 15.205 Sec.6.05, 15.225 Sec. 6.25 and 15.245, Sec.7.05 (a) to read “ Each dwelling unit, unless specified elsewhere, shall have a minimum of nine hundred (900) square feet of usable floor area on the main or ground floor.”
 - j. Ordinance 15.245, Sec. 7.05 (b) to read “Two Family Dwelling- nine hundred (900) square feet on the main or ground floor of each unit.”

k. Ordinance 15.502 Section 12B.02 (a) to add the following:

(3) Youth Agricultural Projects.

a. Purpose: To promote youth in agricultural activities in all zoning districts within the Township through organized institutions such as, but not limited to, 4-H and FFA by allowing through special use.

b. Intent: This item applies for projects involving raising animals for a limited amount of time such as for a fair or institutional auction or other sanctioned event and excludes pets or long term ownership of animals or livestock not normally permitted within the zoning district.

c. In reviewing permit applications the Class I SUP Committee shall consider:

1. the scope of the project applicant seeks

2. the zoning district of the parcel

3. lot size and shape

4. potential effect on surrounding properties.

d. All fees will be waived if application is requested at a previously scheduled Planning Commission meeting.

- 2) At 7:30 p.m. or as soon thereafter as the agenda allows, a Public Hearing regarding review of the current Future Land Use Plan and the opening thereof for amendment. This is a preliminary hearing to for input and information gathering of public opinion and concern. Endeavors in amending the Future Land Use Plan will be directed by public input collected at this time. All residents and property owners within Hopkins Township are encouraged to submit any concerns or ideas they would like to see addressed in the Hopkins Township Future Land Use Plan either during this hearing or in writing by the above posted meeting date for full consideration.

OLD Business:

1. Set priority and schedule meetings for master plan work sessions.
2. Re-present Home Occupations draft ordinance for review and discussion.
3. Discuss WES ordinance... this was previously tabled for sign ordinance.

NEW Business:

1. Updates from Kirk Scharphorn Jr.
2. Introduce guest- Fifelski- RE Fracking in Hopkins Township

Commissioners Comment:

Public Comment:

Next Quarterly Meeting Date: Quarterly Meeting **Tuesday, October 23** at 7 P.M.

Next Work Session to be determined at this meeting: _____

**** The Planning Commission reserves the right to limit comments to three (3) minutes, or a total of 30 minutes per meeting.**

Agenda Items

Call Meeting to Order: The meeting was called o order at 7:00 PM.

Approval of Minutes: Minutes were previously emailed to Commissioners.

MOTION: A motion was made and supported to approve the minutes of the August 24, 2012 meeting. This motion was approved.

MOTION: A motion was made and supported to approve the minutes of the August 26, 2012 meeting. This motion was approved.

Adoption and Amendments to Agenda:

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

Public Comment: None.

PUBLIC HEARING:

- 1) At 7:00 p.m. to consider amendments to Hopkins Township Zoning Ordinance. Motions were made to approve Agenda Items 1) a. through 1) k.

MOTION: A motion was made and supported to approve Agenda Item 1) a. an amendment to Ordinance 15.438 Section 12.08. This motion was approved.

MOTION: A motion was made and supported to approve Agenda Item 1) b. an amendment to Ordinance 15.162 Section 5.02. This motion was approved.

MOTION: A motion was made and supported to approve Agenda Item 1) c. an amendment to Ordinance 15.162 Section 5.02. This motion was approved.

MOTION: A motion was made and supported to approve Agenda Item 1) d. an amendment to Ordinance 15.322 Section 9.02. This motion was approved.

MOTION: A motion was made and supported to approve Agenda Item 1) e. an amendment to Ordinance 15.362 Section 10.02. This motion was approved.

MOTION: A motion was made and supported to approve Agenda Item 1) f. an amendment to Ordinance 15.364 Section 10.04. This motion was approved.

MOTION: A motion was made and supported to approve Agenda Item 1) g. an amendment to Ordinance 15.392 Section 11.02. This motion was approved.

MOTION: A motion was made and supported to approve Agenda Item 1) h. an amendment to Ordinance 15.682 Section 16.02. This motion was approved.

MOTION: A motion was made and supported to approve Agenda Item 1) i. an amendment to Ordinances 15.165 Sec. 5.05, 15.205 Sec. 6.05, 15.225 Sec. 6.25, and 15.245 Sec. 7.05. This motion was approved.

MOTION: A motion was made and supported to approve Agenda Item 1) j. an amendment to Ordinance 15.245 Section 7.05. This motion was approved.

MOTION: A motion was made and supported to approve Agenda Item 1) k. an amendment to Ordinance 15.502 Section 12B.02. This motion was approved.

Public Hearing on Ordinance amendments closed at 7:17 p.m.

PUBLIC HEARING

- 2) At 7:30 p.m. a Public Hearing regarding review of the current Future Land Use Plan.

MOTION: A motion was made and supported to table the Public Hearing on the Future Land Use Plan until 7:30 p.m. This motion was approved.

OLD Business:

1. Set priority and schedule meetings for master plan work sessions. Under Michigan law, our Future Land Use Plan (Plan) must be reviewed every five years. 2012 is the fifth year since the Plan was revised. We need to schedule time to examine our Plan and determine what changes we should make to it. We will rely on our Zoning Administrator Kirk Scharphorn Jr. to advise us on our Plan review process. We need to continue to emphasize the preservation of agriculture. Points to consider in our review include: the difference between the Plan and the Ordinance; the need for mixed use areas; not developing the 131 corridor until services are in place; change zoning districts back to R1, R2, etc to match the Ordinance.

At 7:35 p.m. the discussion on the Plan was suspended to reopen the Public Hearing on the Plan. No one from the public was present to discuss the Plan.

MOTION: A motion was made and supported to close the Public Hearing on the Plan. This motion was approved.

OLD Business continued.

1. Additional discussion on Zoning Administrator Scharphorn doing work for us on the Plan review. Included is the updating the Plan's demographics.

MOTION: A motion was made and supported to employ Kirk Scharphorn Jr. to lead us through the 2012 review of our Future Land Use Plan. This motion was approved.

We will have a Special Meeting, Work Session, August 28, 2012 at 7:00 p.m.

2. Re-present Home Occupations draft ordinance for review and discussion. Two documents were handed out: 1) Home Occupations, proposed to replace the language in handout 2) Municode Hopkins Township Zoning Ordinance Chapter XII-B. – Special Use Permits (15.520). Under 15.522 Sec. 12B.02 - Special Use Classifications/Review and Approval Authority, specifically replace 15.522 Sec. 12B.02 (a) (1) **Home Occupation** with the language in the **“Home Occupations”** handout. We need to review and finalize this “Home Occupations” language for inclusion as the Home Occupation language in the Ordinance.
3. Discuss WES ordinance... this was previously tabled for sign ordinance. We will leave this as Old Business and deal with it after other pressures, like Plan review, are diminished.

NEW Business

1. Updates from Kirk Scharphorn Jr. None.
2. Introduce guest- Fifelski- RE Fracking in Hopkins Township. Hydraulic Fracturing or “Fracking” is receiving much attention because of its use in the oil and natural gas well drilling process. Karen Fifelski indicated that there are concerns about the process. These concerns include the chemicals used, potential water contamination, amount of water used and air pollution. State land in Barry County has been leased. Land in the Allegan State Game Area is slated for lease in the future. We need to look into the “Fracking” issue. How could it affect Hopkins Township citizens and what action the Planning Commission need to take regarding “Fracking”. We thank Karen for her time in presenting this issue.

MOTION: At 8:14 PM a motion was made and supported to adjourn. This motion was approved.

Submitted by:

Fred Morley, Secretary
Hopkins Township Planning Commission

Minutes approved: