

Hopkins Township Planning Commission  
Minutes Special Meeting 6/12/2012

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

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

Meeting Called to Order at: 7:08 PM Meeting Adjourned at: 9:12 PM

Location: Hopkins Township Office

- + Commission attendance noted above.
- + Mark Evans, Township Supervisor, in attendance.
- + Kirk Scharphorn, Township Zoning Administrator, in attendance.

**Agenda**

The purpose of this Special Meeting is to deal with Attorney John Lohstorfer's March 8, 2012 letter (**Letter**) regarding Proposed Zoning Ordinance (**Ordinance**) Text Amendments and Zoning Administrator Kirk Scharphorn Jr.'s April 24, 2012 memorandum (**Memo**), regarding Proposed Zoning Ordinance Text Amendments. This **Letter** and **Memo** are made part of these minutes by reference.

- **Letter** Item 2) **Ordinance** Section 15.438 (Section 12.08): One of Hopkins Township's primary objectives is to preserve farm land, promoting agriculture. We should encourage youth in the community to pursue agricultural projects including FFA and 4H. The **Ordinance** should reflect this encouragement of our youth.

**MOTION:** In the interest of promoting and preserving agriculture in Hopkins Township, a motion was made and supported to craft the language in Section 15.438 (Section 12.08) so that youth agricultural projects are encouraged. This motion was approved.

- **Letter** Item 3) **Ordinance** Section 15.162 (2) (g): We agreed with this proposed amendment.
- **Letter** Item 4) **Ordinance** Section 5.02 (2) (j), Section 10.02(fff), Section 11.02 (u): We agreed with this proposed amendment. It was noted that the **Ordinance** will need to be changed when new, not listed, uses are approved.
- **Letter** Item 5) **Ordinance** Section 9.02 (ee): We agreed to this proposed amendment. In addition, "Other" should also be eliminated.
- **Letter** Item 8) **Ordinance** Section 15.364: We agreed with this proposed amendment.
- **Letter** Item 9) **Ordinance** Section 15.682: We agreed with this proposed amendment.

- **Letter** Item 10) **Ordinance** Section 15.686, subsections (g) and (h): We agreed with these proposed amendments
- **Letter** Item 6) and **Memo, Ordinance** Sections 15.168, 15.208: We agreed with the statement in the **Memo** that we need to keep the provision to be able to create 1.25 to 2 acre parcels.

Suggested language for 15.168 Sec. 5.08 (c) (2) and 15.208 Sec 6.08 (c) (2): “The Zoning Administrator shall approve applications meeting the standards of this Section. The Zoning Administrator shall deny applications that fail to meet all standards of this Section. If the Zoning Administrator determines that an application fails one or more, but not all the standards of this Section, the Administrator shall refer the application to the Planning Commission whose decision on the matter shall be final.”

- **Letter** Item 7) and **Memo, Ordinance** Section 12B.02: We agreed with the statement in the **Memo** that we need to keep the provision of Classes of Special Uses.
- **Memo** Minimum Floor Area: The **Memo** begs the question of specifying the minimum floor area on the main floor. We need to further discuss and make a decision on this issue.

We will have a Special Meeting July 11, 2012 at 7:00 PM.

A draft of the new language of the Zoning Ordinance with the text amendments will be presented at the July 11, 2012 Special Meeting.

**MOTION:** At 9:12 PM a motion was made and supported to adjourn. This motion was approved.

Submitted by:

Fred Morley, Secretary  
Hopkins Township Planning Commission

Minutes approved: