

Hopkins Township Planning Commission
Minutes Special Meeting 3/22/2011

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

Members Present: Lori Castello; Lee Murray; Mike Timmer; Fred Morley

Meeting Called to Order at: 7:04 PM Meeting Adjourned at: 8:38 PM

Location: Hopkins Township Hall

+ Commission attendance noted above.

Agenda

1. Review and approve Agenda
 2. Review and approve minutes
 3. Old Business:
 - a. Continue discussions regarding wind energy turbines
 4. Guest Comment
 5. Public Comment
 6. New Business:
 - a. Select Planning Commission officers for 2011
 - b. Hand out petition and information for upcoming rezoning and Class 1 SUP hearings ; determine date for such.
 - c. Any other such business that should come before the Planning Commission
 7. Board comment
 8. Public comment
- Review and approve Agenda. The Agenda was briefly reviewed.

MOTION: A motion was made and supported to remove item 6a., “Select Planning Commission officers for 2011”, from the agenda. Selection of officers for 2011 will be on the Agenda for the 4/26/2011 meeting. This motion was approved.

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

- Review and approve minutes. There were two sets of minutes needing action: 1) minutes of the 2/9/2011 Public Hearing regarding a zoning change request from Catherine Lain, et al; and 2) minutes of the 2/9/2011 Planning Commission meeting.

MOTION: A motion was made and supported to approve the minutes of the 2/9/2011 Public Hearing. This motion was approved.

MOTION: A motion was made and supported to approve the minutes of the Planning Commission meeting held 2/9/2011. This motion was approved.

- New Business: b. Hand out petition and information for upcoming rezoning and Class 1 SUP hearings ; determine date for such. The Lain rezoning request has been amended and will be dealt with at the 4/26/2011 Planning Commission meeting. The Graczyk Class 1 Special Use Permit (SUP) request will be dealt with on 4/26/2011.
- Old Business: a. Continue discussions regarding wind energy turbines (WET). The specifics that need to be in our Wind Ordinance continue to be hard to pin down. There are many issues to be considered and in some cases, the answers to questions on issues are conflicting, depending on who is answering. We had previously started with the City of Novi (Novi) ordinance as a model for our ordinance. We have revamped a portion of the Novi ordinance to fit Hopkins Township, and will continue along this line.

Points of discussion included: height of towers, small and medium; stand alone tower and structure mounted turbines; setbacks; property line significance in establishing setback requirements; low frequency noise; requirements for noise measurements; concerns about property values; shadow flicker; sources of information about wind energy; making wind ordinance requirements compatible with other parts of the ordinance, including General Provisions; and other issues.

Lee Murray will look into issues regarding ordinance development. If anyone has specific items, contact Lee to discuss the best approach to investigating them.

- Our next meetings will be April 26, 2011. At 6:30 PM the Class I Special Use Review Committee will meet to deal with the Graczyk SUP request and the Planning Commission will meet at 7:00 PM.
- The meeting adjourned at 8:38 PM

Submitted By:

Fred Morley, Secretary
Hopkins Township Planning Commission

Minutes Approved: