

Hopkins Township Planning Commission
Minutes Special Meeting 5/3/2011

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: 7:10 PM Meeting Adjourned at: 8:40 PM

Location: Hopkins Library

- + Meeting called to order at 7:10 PM by Chair Forbes.
- + Commission attendance noted above.
- + John Lohrstorfer, Township Attorney and Kirk Scharphorn Zoning Administrator in attendance.

Agenda

1. Discussion of current zoning ordinance for sexually oriented businesses.
2. Discussion of current zoning ordinance for signs.

Such other and further matters as may come before the Planning Commission in the ordinary course of business.

Agenda Items

- Other Matters, Meeting Minutes: Minutes of the May 3, 2011 meeting were previously emailed to Commissioners and were briefly discussed.

MOTION: A motion was made and supported to approve the minutes of the May 3, 2011 meeting. This motion was approved.

- Discussion of current zoning ordinance for sexually oriented businesses: Discussion included the need to concentrate on our objective; changing the ordinance reference to Adult Entertainment rather than Sexually Oriented Businesses; keeping Adult Entertainment in the C-2 General Business District; defining terms; using terms consistently; taking General Provisions into account; isolation distance from other Districts and specific uses; stating provisions in one part of the ordinance that may be included in other parts of the ordinance by reference; the ordinance provisions for Adult Entertainment seem to be good, but the language needs to be changed to be consistent with meaning and definitions; John, Kirk and Mark to work on language; requesting the Township Board to adopt operations requirements for Adult Entertainment; ask the Township Board to rescind the moratorium on Adult Entertainment the Planning

Commission had previously requested; review Adult Entertainment operations draft; John to check on liquor licenses and advise Township Board.

The present ordinance Section 10.02 Use Regulations lists uses for land and buildings in the C-2 District. Sub-Section (fff) states, "Any other retail business or service establishment which is determined by the Planning Commission to be of the same general character as the above permitted use." A recent court ruling indicates that a provision like this must be more specific.

MOTION: A motion was made and supported to ask the Township Board to rescind the Adult Entertainment moratorium previously requested by the Planning Commission and to recommend to the Township Board that they adopt conditions of operation for conducting Adult Entertainment (Sexually Oriented) Businesses. This motion was approved.

Discussion of current zoning ordinance for signs: Discussion included that our sign ordinance is out of date; changes in technology that are not addressed in our sign ordinance; the need for a moratorium on signs; using semi trailer for a sign; the Kalamazoo Township Sign Ordinance; garage sales signs and time restriction; variances to the Board of Appeals.

MOTION: A motion was made and supported to ask the Hopkins Township Board to impose a moratorium on signs in Hopkins Township. The duration of the moratorium will be six months. This motion was approved.

At our meeting Tuesday, May 31, 2011 at 7:00 PM, we will work on revising our sign ordinance using the Kalamazoo Township Sign Ordinance as a model.

The meeting was adjourned at 8:40 PM.

Submitted by:

Fred Morley, Secretary
Hopkins Township Planning Commission

Minutes approved: