

Hopkins Township Planning Commission
Minutes Regular Meeting 10/25/2011

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

Members Present: Lori Castello; Mark Forbes; Tadd Heft; Chuck Wamhoff; Fred Morley

Meeting Called to Order at: 7:00 PM Meeting Adjourned at: 7:49 PM

Location: Hopkins Township Office

- + Commission attendance noted above.
- + Kirk Scharphorn Zoning Administrator in attendance

Agenda

Approval of Minutes: 10/18/2011

Adoption and Amendments to Agenda.

OLD Business:

- I. PUBLIC HEARING: Amendments to Chapter 15.442, Section 12.12, "Sign Regulations" of Hopkins Township Zoning Ordinance.
- II. Prioritization of PC Business:
 - a. Wind Power Ordinance.
 - b. Any other such business that may be presented to the Planning Commission.

NEW Business:

- I. Discuss revising and/or eliminating Section 5.02(2)(j) of the Hopkins Township Zoning Ordinance given the new case law of Whitman v Galien Township.
- II. Dates for 2012 Quarterly Planning Commission Meetings.
 - a. January 24, 2012
 - b. April 24, 2012
 - c. July 24, 2012
 - d. October 23, 2012
- III. Any other such business that may come before the Planning Commission.

Agenda Items

- Approval of Minutes: 10/18/2011. These minutes were reviewed and briefly discussed.

MOTION: A motion was made and supported to approve the minutes of the 10/18/2011 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. This motion was approved.

OLD Business:

- I. PUBLIC HEARING: Amendments to Chapter 15.442, Section 12.12,

“Sign Regulations” of Hopkins Township Zoning Ordinance. These amendments have been previously discussed at length.

MOTION: A motion was made and supported to recommend the Amendments to the Sign Regulations, as written, to the Hopkins Township Board. This motion was approved.

II. Prioritization of PC Business:

- a. Wind Power Ordinance. Issues surrounding the Hopkins Township Wind Ordinance and other jurisdictions’ wind ordinances were discussed and up dated. One item discussed is that interest in wind power has diminished recently. We will still need to deal with this in the future.
- b. Propane Storage. Propane storage is regulated by the State of Michigan and local jurisdictions cannot impose regulations.
- c. Lighting Ordinance. This needs to be addressed, especially in Commercial and Industrial Districts.
- d. Semi-Trailers/Shipping Container. These are being used in the Township for storage facilities. We need to address this issue.
- e. Tall Grass. This is a police power issue that the Township Board would address.

NEW Business.

- I. Discuss revising and/or eliminating Section 5.02(2)(j) of the Hopkins Township Zoning Ordinance given the new case law of Whitman v Galien Township. 5.02(2)(j) states “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.” The Whitman v Galien Township case essentially would eliminate the opportunity to approve the “... non-listed but similar uses and enterprises ...”. *Only specifically listed uses may be approved.* We must address this Section of the Ordinance and other Ordinance provisions that allow for the approval of uses in a like manner. For example, sawmill is not listed as an approved use. Therefore, we cannot approve a sawmill as a use in Hopkins Township. Chair Forbes will email our Township attorney to obtain clarification on this.
- II. Dates for 2012 Quarterly Planning Commission Meetings. 2012 meetings will be as listed above in the agenda.
- III. Master Plan. Review of our Master Land Use Plan is needed in 2012.

Our next meeting will be January 24, 2012 at 7:00 PM.

MOTION: At 7:49 PM a motion was made and supported to adjourn. This motion was approved.

Submitted by:

Fred Morley, Secretary
Hopkins Township Planning Commission

Minutes approved: