

Hopkins Township Planning Commission

Minutes for meeting held April 24, 2018

Hopkins Township Hall

Meeting called to order 7PM

Members present: Mark Forbes, Tadd Heft, Ken Rutgers, Chuck Wamhoff, Fred Morley, and Mike Timmer.

Mark passed out an agenda for the evenings meeting. A motion was made and supported to accept the agenda. Motion carried.

The minutes from our meeting on January 23, 2018 were reviewed and a motion was made and supported to accept the minutes as presented. Motion carried.

Mark opened the public hearing for Paul and Cindy VandenTorn's Special Use Permit for Parcel # 0310-011-011-10.

Public Comment: A list of the residents in attendance is included in the following pages.

Paul VandenTorn shared a picture of the proposed site plan for the house and gave a brief description of the progress he has made with the Health Department.

The worksheet for the findings of facts is included in the following pages.

After reviewing the finding of facts a motion was made and supported to grant a Special Use Permit for the construction of a single family dwelling and out building on this legal non-conforming parcel. Motion Carried (6-0).

Mark closed the public hearing for the Special Use Permit at 7:25 PM

Mark opened the hearing for the rezoning request at 7:35 PM

Business: Consider a request to rezone Parcel # 10-012-019-10 to Industrial

Mark identified the property on the maps that were provided and opened the meeting for public comment.

Public Comments: The list of residents in attendance is included in the following pages.

The need for preserving the farmland in the community was expressed. It was pointed out that this was prime farmland.

Concern was expressed over industrial waste and by-products from current industrial businesses being left on site as the properties in this area are near natural springs and a water way.

Mark closed public comments.

Finding of Facts:

The area is adjacent to properties that are currently zoned for industrial use.

The Prime Farmland Map shows the property is mostly prime farmland. Map is included in the following pages.

The Township Master Plan currently shows this parcel as being zoned for agriculture.

The road serving this parcel is dirt.

There is no water or sewer utilities near or planned for this parcel.

In considering the request for rezoning we reviewed the Township Master Plan for the sections including 12th Street South of 135th Avenue. Pages 63-64 of the Township Master Plan outline the townships planned future land use for this area as well as the necessary infrastructure changes that would need to be in place to support further development of this area. There are currently no plans to make any of these improvements.

No motion was made in support of the rezoning of this property.

A motion was made and supported to recommend the denial of the rezoning request. Motion carried (6-0).

Mark closed the Public Hearing for the rezoning.

There was a motion to adjourn at 7:55PM. Motion was supported and carried.

Respectfully Submitted,

Mike Timmer

Planning Commission Meeting
4-24-18

Sign IN:

Cindy Vanden Toorn

Paul Vanden Toorn

Henry Van Stelt

Ruth Van Stelt

Ken Hazen

Terry Jager

Ken Blaauw

present for rezoning meeting

present for rezoning meeting

HOPKINS TOWNSHIP PLANNING COMMISSION
FINDINGS OF FACT WORKSHEET

SPECIAL USE FOR SINGLE FAMILY DWELLING ON A NON-CONFORMING
PARCEL

(1) 157.350 SPECIAL USES ON NON-CONFORMING PARCELS.

(A) As to any parcel not in compliance with the minimum lot size of applicable zoning district, the Planning Commission may authorize as a special use the construction or placement thereon of only one single-family dwelling, or one commercial, or one industrial building and one detached accessory building; provided that:

(1) Only one non-conforming parcel is thereby created;

This use complies _____ does not comply.

Reasons: No new parcels are created and the parcel was created prior to 1997 land divisions act.

(2) The non-conforming parcel is at least one acre in size in an Agriculture or R-1 District or at least 75% of the minimum lot size in other districts

This use complies _____ does not comply.

Reasons: larger as parcel is 25.53 acres

(3) The non-conforming parcel is at least 150 feet wide; and

This use complies _____ does not comply.

Reasons: 830' of road frontage

(4) The non-conforming parcel is connected to a public water and sewer service or served by water or sewer utilities approved by the County Department of Health.

This use complies _____ does not comply.

Reasons: Has been perke tested by Allegan Health Dept.

(B) In considering such authorization, the Planning Commission shall consider the following standards:

(1) The size, character and nature of the principal and accessory buildings to be erected or placed on the parcel;

This use complies _____ does not comply.

Reasons: floor area and ~~site~~ location on site comply with the ordinance guidelines.

(2) The effect of the proposed use on the adjoining properties and the surrounding neighborhood;

This use complies _____ does not comply.

Reasons: single family dwellings are permitted

(3) The extent to which the intended use would interfere with existing or foreseeable agriculture utilization of surrounding property; and

This use complies _____ does not comply.

Reasons: home and proposed out building is placed to maximize useable ag land.

(4) The present and foreseeable ability of government units to provide necessary services to the parcel.

This use complies _____ does not comply.

Reasons: Meets set back and road frontage requirements

Hopkins Township

PRIME FARMLAND MAP with Agricultural Protection

ALLEGAN COUNTY, MICHIGAN



proximity
Municipal Legend

Jurisdiction Boundaries

Section Legend

Section Boundaries

Prime Farmland*

Unconditional

Where drained

Where drained and protected from flooding

Protected Lands

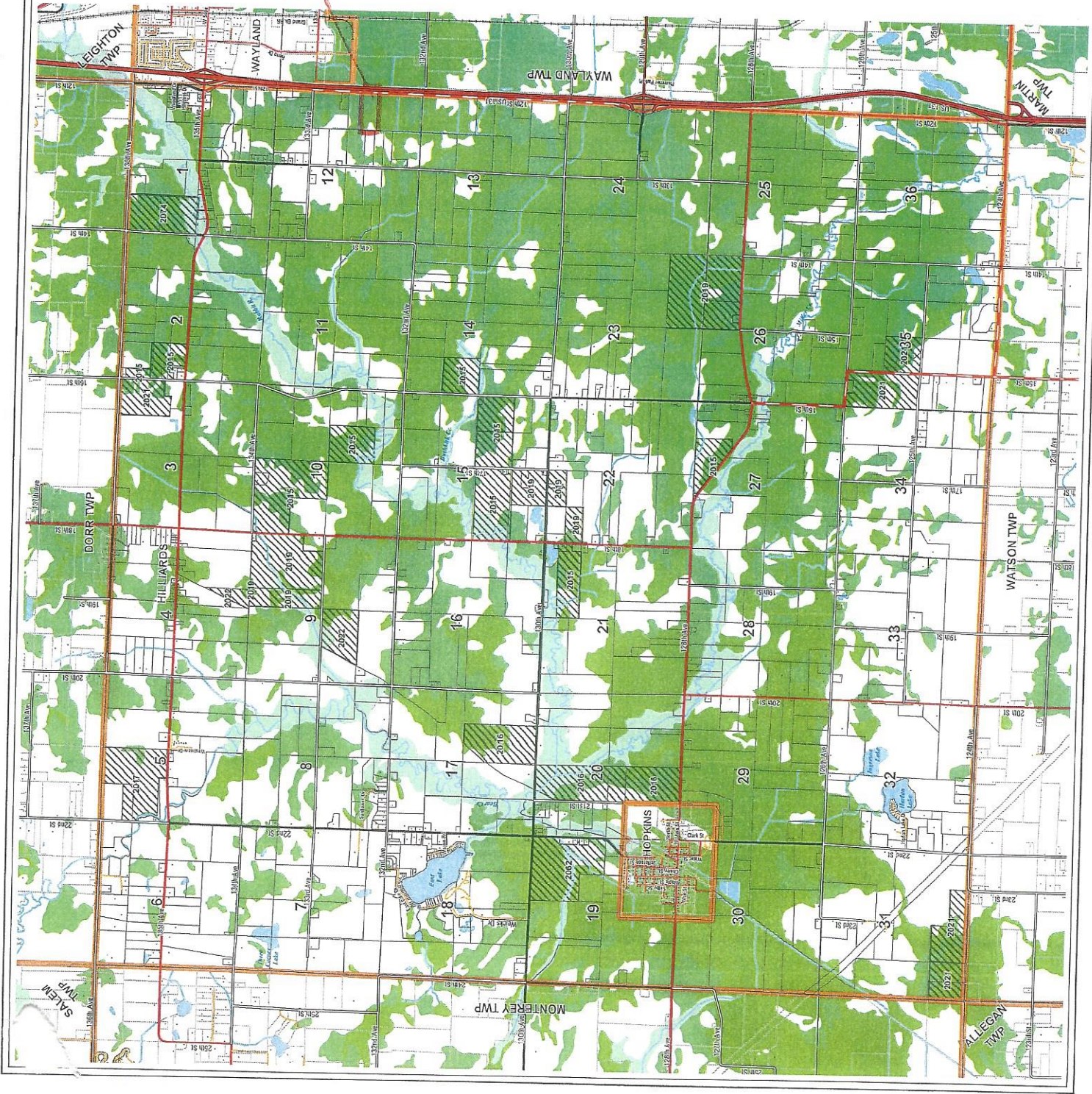
PA 116 with contract expiration year

*Areas of the map shown as prime farmland based on soil type are not considered prime farmland if they are urbanized or built-up.

Source: 1983 USDA Soil Survey of Allegan County. Maps georeferenced and digitized by Western Michigan University.




Allegan County Land Information Services assumes no liability for results or conclusions drawn from the use of this data.
Map Printer: 06/20/2015





Municipal Legend

 Jurisdiction Boundaries

Section Legend

 Section Boundaries

Prime Farmland*

 Unconditional

 Where drained

 Where drained and protected from

PROPERTY