

Hopkins Township Planning Commission
Minutes Regular Meeting 4/21/2008

Planning Commission Members: Chair Lori Castello; Tadd Heft; Bob Hoffmaster; Lee Murray; Chuck Wamhoff; Mark Youtzy; Fred Morley

Members Present: Lori Castello; Tadd Heft; Bob Hoffmaster; Mark Youtzy; Fred Morley

Meeting Called to Order at: 7:00 PM

Meeting Adjourned at: 8:07 PM

Attendance:

Roster: None

Location: Hopkins Township Hall

- + Meeting called to order at 7:00 PM by Chair Castello.
- + Commission attendance noted above.
- + Maury Stahl, Allegan County Planning Commission and Mark Evans, Township Supervisor were in attendance.

AGENDA

Approval of minutes from February 18, 2008
Adoption and amendments to agenda
Public Comment

Old Business:

Review amended draft ordinance for Home Occupations
Review drafted application required per drafted Home Occupation ordinance
Review drafted ordinance regarding Boundary Changes

Tabled Business:

Private Road ordinance discussion

New Business:

- a. Information/discussion regarding TDR- Mark Youtzy
- b. Information/discussion regarding new twp. website
- c. Any and other such business that may arise

Commissioner's Comment:

Public Comment*

Next meeting date: July 21, 2008 or Work meeting date (tba if needed):_____

Business Conducted:

MOTION: A motion was made and supported to approve the minutes of the 2/25/2008 meeting. The 2/25/2008 meeting was originally scheduled for 2/18/2008, but was rescheduled to 2/25/2008 because of a snow storm. This motion was approved.

MOTION: A motion was made and supported to table the information/discussion regarding TDR to the next scheduled meeting. This motion was approved.

- **Home Occupation Ordinance discussion.** At the 2/25/2008 meeting, a motion was approved to forward this draft ordinance to our attorney. There were a couple of corrections to the draft. Discussion included: some occupations not seen often or not at all; traffic and parking; we want to know what is going on in the Township, and therefore existing home occupations should be recorded, even though they are "grandfathered"; complaint/problem mitigation; and percent of floor area of home.

- Home Occupation Application review and discussion. Review and discussion included: Zoning Administrator to check parcel; state and local issues and problems usually noticed to Township; require a site plan sketch of the parcel; general discussion about Allegan County Brownfield Sites on the County web site; updated aerial photos should be available soon; and real time aerial views are available on the web.
- Boundary Change Ordinance. Short discussion.

MOTION: A motion was made and supported to forward this Ordinance to our attorney. This motion was approved.

- Private Road Ordinance. Discussion included: currently, Hopkins Township standards regulate private roads; should private roads be allowed in all Zoning Districts; should private roads be required to meet Allegan County Standards; and at next scheduled meeting discuss in detail what needs to be in the Private Road Ordinance.
- General Discussion. Included: the new Hopkins Township web site; planning session 6:30 PM, 4/28/2008 at the Wayland Township Hall; Citizen Planner Academy 6/4/2008 in Grand Rapids; to continue to be a Citizen Planner, three hours per year or six hours in two years of continuing education are needed; there are on-line Citizen Planner classes; Monterey Township has an ordinance for TDR; and PDR applications are being accepted in Hopkins Township.

The meeting adjourned at 8:07 PM.

Submitted By:

Fred Morley, Secretary
Hopkins Township Planning Commission
Minutes Approved: