

Hopkins Township Planning Commission  
Minutes Regular Meeting 4/24/2007

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

Members Present: Lori Castello; Tadd Heft; Bob Hoffmaster; Chuck Wamhoff; Fred  
Morley

Meeting Called to Order at: 7:30 PM Meeting Adjourned at: 8:49 PM

Attendance: 8

Roster: See attached

Location: Hopkins Township Hall

**Business Conducted:**

- + Meeting called to order at 7:30 PM by Chair Castello.
- + Commission attendance noted above.

**AGENDA**

The Pledge of Allegiance was recited.

**Public Hearing 7:30 p.m.:** Petition from Michael Burian to rezone two parcels totaling approximately 20 acres from AG to Rural Estates (R-1) or Rural Intermediate Estates (R-1A). Parcel #'s 0310-012-004-00 and 0310-012-006-00. Approximate property location 1250 133<sup>rd</sup> Avenue.

Information on this petition had been sent out to Commissioners prior to this hearing. Mr. Burian stated that he wishes to build another home on the property. This split would fit the new Future Land Use Plan. Adjacent property is zoned R-1. Discussion followed.

**MOTION:** A motion was made and supported to approve the requested zoning change from AG to R-1. This motion was approved.

**Minutes of the March 27, 2007 Meeting:** The minutes of the March 27, 2007 Special Meeting of this Commission were sent out for review before meeting tonight. There were no changes or corrections to these minutes.

**MOTION:** A motion was made and supported to approve the minutes of the March 27, 2007 meeting. This motion was approved.

**Adoption and Amendments to Agenda:** The previous meeting date was corrected and under Tabled Business, item “c. Private Road Maintenance Agreement” was added.

**Tabled Business:**

- a. Home based business vs. family owned business. Tabled.
- b. Farm stands vs. commercial operation. Tabled.
- c. Private Road Maintenance Agreement. Tabled.

**New Business:**

- a. Ag business vs. commercial business that supports agriculture. Tabled.
- b. Discussion to consider 6 regular meetings in 2008. Based on the discussion, we agreed to recommend to the Township Board to have six regularly scheduled Planning Commission meetings in 2008. Chuck will pass this on to the Board.

At 7:45 p.m. William Reurink asked a question about his Class I Special Use Permit. The meeting on this issue was scheduled and held at 7:00 p.m. this evening. Mr. Reurink’s petition had been denied, mainly because he did not show up for the meeting. Discussion ended when Mr. Reurink indicated that he no longer lives at the address on his petition, and does not operate a business at that address.

**Public Hearing 7:50 p.m.:** To consider a recommendation to the Township Board to approve an Ordinance Amendment creating a Township-wide River Corridor Protection Overlay Zone.

The Township could receive grant money for developing our Future Land Use Plan if the Plan contained provisions for watershed protection. Commissioners had previously received a Model Ordinance on this issue. Chair Castello passed out an Ordinance with specific information pertaining to Hopkins Township. Setback rules would apply 50 feet on either side of a designated stream. The zoning maps would show the corridors covered, but not to scale. Further discussion followed.

**MOTION:** A motion was made and supported to recommend to the Township Board to approve an Ordinance Amendment creating a Township-wide River Corridor Protection Overlay Zone. This motion was approved.

**Public Hearing 8:10 p.m.:** To consider a recommendation to the Township Board to approve an Ordinance Amendment to create a Township-wide Conditional Zoning Amendment.

Chair explained what this ordinance amendment means. We have done conditional zoning in the past. This amendment would solidify our making these type of zoning changes. Discussion followed.

**MOTION:** A motion was made and supported to recommend to the Township Board to approve an Ordinance Amendment creating a Township-wide Conditional Zoning Amendment. This motion was approved.

**Old Business:**

a. Adoption of Future Land Use Plan (FLUP) as amended. We have been working on this for some time. This Commission has the approval of the Township Board to adopt the Plan. The present zoning map and the FLUP map were displayed. The latest changes have been made to the FLUP. Among these changes noted were the 40 acres minimum lot size in the Agricultural Preservation District and that some land next to US 131 that had been designated Commercial, is now in the FLUP as part of the Agricultural Preservation District.

There was a question on the affects of the FLUP on the status of existing parcels in the Agricultural Preservation District smaller than 40 acres. It was noted that these kinds of parcels will be grand-fathered in. Also, the FLUP map shows a future roadway from Hopkinsburg, 128<sup>th</sup> Avenue, north and east connecting with 129<sup>th</sup> Avenue at US 131. This future roadway will be removed as part of the FLUP.

**MOTION/RESOLUTION:** Hopkins Township Planning Commission Resolution HTPC 2007-1 was presented. This Resolution adopts the Hopkins Township Future Land Use Plan. This Resolution was approved by roll call vote. Yeas five (5) and Nays zero (0). A copy of Resolution HTPC 2007-1 is made part of these minutes and a copy is attached.

**Next Meeting Date:** The next meeting of this Commission will be May 15, 2007 at 7:00 PM, in the Hopkins Township Hall.

**MOTION:** A motion was made to adjourn. This motion was approved. The meeting adjourned at 8:49 PM.

Submitted by:

Fred Morley, Secretary  
Hopkins Township Planning Commission