

Hopkins Township Planning Commission
Minutes Regular Meeting 4/27/2010

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

Members Present: Lori Castello; Tadd Heft; Bob Hoffmaster; Lee Murray; Mike Timmer; Chuck Wamhoff; Fred Morley

Meeting Called to Order at: 7:05 PM Meeting Adjourned at: 8:00 PM

Location: Hopkins Township Hall

- + Meeting called to order at 7:05 PM by Chair Castello.
- + Commission attendance noted above.
- + Pledge of Allegiance Recited.
- + Mark Evans Hopkins Township Supervisor and Kirk Scharphorn Zoning Administrator in attendance.

Agenda Items

- Approval of Minutes: The minutes of the January 26, 2010 and March 16, 2010 meetings were discussed.

MOTION: A motion was made and supported to approve the minutes of the January 26, 2010 and the minutes of the March 16, 2010 meetings. This motion was approved.

- Adoption of the Agenda: The agenda was accepted as read.
- Public Comment: No public comments were made.
- Old Business
 - Ag District Lot Size Changes for Public Hearing: We have previously discussed this issue in detail. The conclusion is that instead of a 40 acre minimum lot size, a 38 acre minimum will be presented in the proposed Ordinance. This will allow a 40 acre property to be divided into a 2 acre parcel and a 38 acre parcel.

MOTION: A motion was made and supported to change the Zoning Ordinance so that the minimum lot size in the Ag District will be 38 acres. The Ordinance change will also specify that a 2 acre parcel in a 40 acre parcel will be allowed. A Public Hearing on these changes will be scheduled. This motion was approved.

- Tabled Business None.

- New Business

- 1) Temporary Second Dwelling: The Kraft family is requesting that they be permitted to place a second dwelling on parcel 0310-021-005-10 for an elderly parent. Per discussion, the Planning Commission, under Section 5.02(3), can authorize the Zoning Administrator to issue a temporary mobile home permit for a second dwelling on a parcel in the Ag District. Zoning Administrator Scharphorn reviewed the history of the parcel. The County Health Department has approved the connection of the new dwelling to the existing septic tank and well. The temporary permit needs to be renewed annually. When the parent no longer needs the second dwelling, the existing dwelling will be demolished and the Krafts will occupy the proposed new dwelling.

MOTION: A motion was made and supported to authorize the Zoning Administrator to issue a temporary mobile home permit for a second dwelling on the Kraft property, per Section 5.02(3) of the Zoning Ordinance. The existing dwelling will be demolished when the Krafts move into this second dwelling. Renewal of the permit shall follow provisions of Section 5.02(3). This motion was approved.

- 2) Annual Report to Township Board: Brief discussion. Copy of Leighton Township Planning Commission Report handed out as an example. We will develop a report for submission to the Board in December.
- 4) Wind Energy Ordinance: Further work is needed on the proposed ordinance recommended to the Township Board. The Board wants more than what we sent to them. Review of the Monterey Township Wind Ordinance is in order. We need a work session on this issue. Smaller towers need regulation. There is public interest in this. Townships vary and the ordinance must take into consideration local uniqueness. Discussion included item 6) wind energy education May 5. We will have a Special Meeting June 1, 2010, 7:00 PM to dig into wind energy issues.
- 5) Other Business: Brief discussion on Special Use Permits for Home Occupations.

MOTION: A motion was made and supported to adjourn. This motion was approved.

The meeting adjourned at 8:00 PM.

Submitted By:

Fred Morley, Secretary
Hopkins Township Planning Commission

Minutes Approved: