

Hopkins Township Planning Commission  
Minutes Regular Meeting 8/18/2008

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; Lee Murray; Chuck Wamhoff; Mark Youtzy; Fred Morley

Meeting Called to Order at: 7:00 PM

Meeting Adjourned at: 8:45 PM

Attendance: 3

Roster: Attached

Location: Hopkins Township Hall

+ Meeting called to order at 7:00 PM by Chair Castello.

+ Commission attendance noted above.

**AGENDA**

- **Site Plan Review: R A Equipment.** Kirk Scharphorn, Township Zoning Administrator, went through the Site Plan Review. Kirk had sent a review letter dated August 12, 2008. The existing house will be demolished. The existing sign will be used.

**MOTION:** A motion was made and supported to approve the Site Plan submitted by R A Equipment, with these five conditions. 1. Outdoor lighting shall be downward; 2. Some greenery shall be added; 3. One paved parking space for handicapped shall be provided; 4. The parking lot shall be surfaced with crushed concrete; and 5. Six parking spaces rather than 12 are acceptable. This motion was approved.

- **Home Occupation Ordinance.** The attorney has not yet returned the review of this Ordinance.

**MOTION:** A motion was made and supported to table further action on the Home Occupation Ordinance until the October 20, 2008 meeting. This motion was approved.

- **Private Road Ordinance.** Kirk indicated that several other townships have ordinances regulating private roads. Each of these other ordinances are a little different. A private road needs a 66 feet easement. Private road issues discussed included: not allowed in the Ag District; built to Allegan Country standards; no deforestation; authorized by special use permit; maintenance agreement; keep land features; no building permit issued until the road is constructed; lots of detail in plan, slopes, drainage, etc. Chair Castello will draft a Private Road Ordinance.
- **Wind Energy.** We need to develop an ordinance to regulate wind energy. We need to look at other townships' ordinances on this issue. The state has a model Wind Energy Ordinance. Both commercial and private, residential systems need to be considered in an ordinance. We will further discuss this at the October 20, 2008 meeting.
- **Planning Commission by-laws.** We need to have Commission by-laws. The Michigan Township Association website could be useful in developing by-laws.
- **LED Sign.** Kirk indicated that Fleet Services is asking about an LED sign. Our Sign Ordinance does not allow a flashing sign. Is a scrolling sign allowable? We need to set standards.

- **Zoning Change Request.** In October 2007, we dealt with a zoning change request from the Harnishs. We went round and round on this request, and used conditional zoning as a solution. Recently, the Harnishs submitted a new zoning change request to go from Conditional to R1A. Copies of the Petition dated 8/13/2008 were distributed.

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

The meeting adjourned at 8:45 PM.

Submitted By:

Fred Morley, Secretary  
Hopkins Township Planning Commission  
Minutes Approved: