

Hopkins Township Planning Commission
Special Work Meeting, February 20, 2007
6:30 P.M. Hopkins Township/Village Hall

Minutes

Present:

Chuck Wamhoff, Bob Hoffmaster, Richard King, Lori Castello

Absent:

Tadd Heft, Fred Morley, Lee Murray

Meeting called to order at 6:35 p.m. by Castello

The purpose of the special work meeting was to review the Future Land Use plan and consider all comments communicated during the period of public review before pursuing adoption.

1. Comment from correspondence from the West Michigan Regional Planning Commission: the text needs to include more reference to the current Township Parks and Recreation plan.

Discussion- agreement by planning commissioners to include reference to this document under the section titled "Recreation in the Future Land Use Plan.

2. Comments from general public concerning increasing minimum lot sizes in AG zone from 20 acres to 40.

Findings: This recommended increase is compatible with goals and objectives listed in the Future Land Use Plan not only to preserve farmland but also to keep housing density low enough to be properly supported by the current level of infrastructure available. The target density for dirt roads, according to a recent planning seminar, is 6 homes per mile, which roughly equates to approximately 1 dwelling per 40 acres.

3. Comment from Henry Blaauw to keep his parcels in the AG preservation district.

Findings: The area in concern is located near the U.S. 131 and 129th Avenue interchange. There is currently no commercial use in the area. The majority of the area's roads are still unpaved and there is no plan for extending utilities such as sewer or water to the area. The Future Land Use Plan indicates farmland and open space preservation as primary goals and objectives for the Township, and emphasize the need to proceed with caution in zoning areas as commercial, due to both lack of infrastructure and the abundance of similarly zoned available land in neighboring areas.

Decision: The Planning Commissioners agree that this area, located in the Southwest quarter of Section 24, be planned for Agricultural use.

4. Comments from Mark Evans, Township Supervisor:

- a. On Page 20 of the draft, to include Hopkins Ag Center- Grain Mill to the list of businesses within the village, and state that this mill provides a needed service to the area farming community.

Findings: The planning commission agrees with this statement and will make appropriate changes.

b. Page 22 of the draft, correct the miles of unpaved roads in the Township from 55 to 45.

Findings: The planning commission agrees with this statement and will make appropriate changes.

c. Page 25 of the draft, under “Community Facilities”, add the following paragraph:

“The current Hopkins Township Board has identified the need for additional meeting space to accommodate elections, public hearing, and the need for additional office space and record storage.”

Findings: The planning commission agrees with this statement and will make appropriate changes.

d. Table 13 on page 60 of the draft: Section 4- North half should be R.O. and not R.R.

Findings: there are issues regarding the text and the visual map conflicting, even with a text change. The planning commission agreed that Lori Castello will consult with both Mark Evans and Mark Sisson to correct and clarify. The consensus is that lowest possible density be planned for this area. Strip zoning the frontage along 135th is a concern with creating land locked parcels in the southern half of the section.

e. Add language to section 4 text to preserve and protect current businesses within the area: Hilliards Lounge, Hilliards General Store, and the Knights of Columbus hall.

Findings: The planning commission agrees with this statement and will make appropriate changes.

f. Sections 6 & 7: Area should be planned as RO not RR

Findings: The planning commission agrees with this statement and will make appropriate changes.

g. Section 18: Large lots on west side of East Lake should be Ag at minimum RO, but not R.R.

Findings: The planning commission agrees with this statement and will make appropriate changes.

Lori Castello will work on and present text changes to the planning commission for review before the next work meeting. Castello will also work on changes to the visual map to reflect changes made in the text.

Next meeting scheduled for Tuesday, March 27th, 2007 at 6:30 p.m. at the Hopkins Township/Village Hall.

Meeting Adjourned at 8:20 p.m.

Respectfully submitted by Lori Castello