

Hopkins Township Planning Commission  
Minutes Regular Meeting 1/23/2007

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; Richard King; Lee Murray; Chuck Wamhoff; Fred Morley

Meeting Called to Order at: 7:34 PM      Meeting Adjourned at: 8:38 PM

Attendance:      Roster: None

Location: Hopkins Township Hall

**Business Conducted:**

- + Meeting called to order at 7:34 PM by Chair Castello.
- + Commission attendance noted above.
- + Guests include: Mark Evans, Township Supervisor.
- + The Pledge of Allegiance was recited.

**AGENDA**

1. **Review and approve Agenda.** The Agenda had been sent to Commissioners prior to this meeting. The issue of Farm Markets was added to the Agenda.

**MOTION.** A motion was made and supported to approve the Agenda with the addition of the Farm Market issue. This motion was approved.

2. **Review and approve Minutes from the last Regular meeting on 10/24/2006.** These minutes had been sent to Commissioners prior to this meeting. The minutes should be corrected to reflect that if the Stein property was **not** rezoned to Commercial, the Steins could face problems in the future.

**MOTION.** A motion was made and supported to approve the minutes of the 10/24/2006 Regular Meeting, as corrected. This motion was approved.

## Old Business:

- 1. Rezone application for Thomas Stein parcel 0310-004-016-00. Petition to change from R-3 to C-2.** A document titled “Amended Petition for Rezoning, Hopkins Township Planning Commission” was presented by Thomas Stein and Annette Stein. This is a Petition for Conditional Zoning of the parcel. The specific conditions are designated A. through E. in this document. A brief discussion followed the presentation of the Petition.

**MOTION.** A motion was made and supported to approve the rezoning of the Stein Parcel from R-3 to C-2, based on the Amended Petition, and including the conditions specified. This motion was approved.

This conditional zoning must be registered with the Allegan County Register of Deeds. The process of registration is the responsibility of the applicant. This rezoning must be submitted to, and approved by the County, the same as any other rezoning.

- 2. Class II Special Use Permit-Jason Arnsman-Parcel number 0310-024-005-00. Applicant wishes to construct and operate a Go-Kart track in the commercial district. Approximate location of the property is 2808 12<sup>th</sup> Street.** Various documents were presented in support of this Special Use. Issues discussed included noise levels during racing and warm-up; the area of the site; lighting; fuel storage; various construction items including the earthen berm and that the track will be clay; storm water runoff; operating plan; closest residence; liability insurance; and screening the site from neighboring property.

In addition, the Site Plan requirements in the Zoning Ordinance were reviewed. A Site Plan must be submitted for review. The Site Plan requirements must be met before a special use may be approved. It was suggested that the services of professionals familiar with Site Plan development be utilized in submitting the Site Plan.

The next regular meeting of this Commission is in April. This may not lend itself to timely completion of this venture. It was

suggested that if a special meeting was needed that the fee for such a meeting be waved.

**MOTION.** A motion was made and supported to wave the fee for a special meeting for this Class II Special Use Permit. This motion was approved.

**MOTION.** A motion was made and supported to table further action on this petition to a special meeting. This special meeting would be called 30 days after the submittal of the Site Plan. This motion was approved.

3. **Set date for work meeting to discuss input thus far received regarding the Township's Future Land Use Plan.** This was briefly discussed.

**MOTION.** A motion was made and supported to have this work meeting on February 20, 2007 at 6:30 PM. This motion was approved.

**Comment:**

1. Guest Comment. None.
2. Public Comment. None.
3. Planning Commission Comment. None.

**New Business:**

1. **Select Planning Commission officers for 2007.** Lori Castello was nominated for Chair and Fred Morley was nominated for Secretary.

**MOTION.** A motion was made and supported to cast a unanimous ballot for Lori Castello for Chair and Fred Morley for Secretary. This motion was approved.

2. **Introduce Conditional Zoning ordinance for review-Discussion to be held at a later date.** A copy of the "MTA Model Zoning Ordinance Provisions Pertaining to Conditional Rezoning" was handed out to the Commissioners. This will be reviewed at the April meeting.
3. **Farm Market Ordinance.** A brief discussion of this item included that we should look at the Farm Market issue and issues on Home

Occupations, together. These issues will be on the Agenda for the April 24, 2007 meeting.

**MOTION:** A motion was made and supported to adjourn. This motion was approved. The meeting adjourned at 8:38 PM.

Submitted by:

Fred Morley, Secretary  
Hopkins Township Planning Commission