

Hopkins Township Planning Commission  
Minutes Regular Meeting 7/21/2008

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

Members Present: Lori Castello; Bob Hoffmaster; Lee Murray; Chuck Wamhoff; Mark Youtzy; Fred Morley

Meeting Called to Order at: 7:09 PM

Meeting Adjourned at: 8:50 PM

Attendance:

Roster: None

Location: Hopkins Township Hall

- + Meeting called to order at 7:09 PM by Chair Castello.
- + Commission attendance noted above.
- + Pledge of Allegiance was recited.
- + Maury Stahl County Planning Commission in attendance.

**AGENDA**

Public Hearings:

- 1) At 7:00 p.m., to consider an ordinance amendment allowing for certain uses by Special Use Permit in the Agricultural Zone.
- 2) At 7:20 p.m. or as soon thereafter as possible, to consider an ordinance amendment regarding home occupations and the permit process thereof.
- 3) At 7:50 p.m. or as soon thereafter as possible, to consider an ordinance amendment regarding boundary changes.
- 4) At 8:10 p.m. or as soon thereafter as possible, to consider an ordinance amendment of Chapter XVIII, Section 18.1 of the Hopkins Township Zoning Ordinance so as to make violations thereof municipal civil infractions; to provide that violation of the Zoning Ordinance constitutes a nuisance per se; to set forth a fine schedule based on number of offenses, and Chapter XVIII, Section 18.2 of the Hopkins Township Zoning Ordinance so as to identify the officials responsible for the administration of the Ordinance.

Approval of minutes from June 25, 2008

Adoption and amendments to agenda

Public Comment

Old Business:

Private Road ordinance discussion

New Business:

- a. Information/discussion regarding TDR- Mark Youtzy
- c. Any and other such business that may arise

Commissioner's Comment:

Public Comment\*

Next meeting date: August 18, 2008 or Work meeting date (tba if needed):\_\_\_\_\_

**Business Conducted:**

- 1) Public Hearing to consider an Ordinance amendment allowing for certain uses by Special Use Permit in the Agricultural Zone. Commissioners had received this item prior to the meeting. This item was briefly discussed.

**MOTION:** A motion was made and supported to recommend to the Township Board that the changes to the Ordinance for special uses in the Agricultural Zone be adopted. This motion was approved.

- 2) Public Hearing to consider an Ordinance amendment regarding home occupations and the permit process thereof. This item was briefly reviewed and discussed. Discussion centered around the listed Home Occupations of Machine Shop and Auto Repair.

**MOTION:** A motion was made and supported to table this item as written and take it up at the next meeting of this Commission. This motion was approved.

- 3) Public Hearing to consider an ordinance amendment regarding boundary changes. Discussion included not creating a non-conforming lot and developing an application for boundary change.

**MOTION:** A motion was made and supported to recommend to the Township Board that the changes to the Ordinance regarding Boundary Changes be adopted. This motion was approved.

- 4) Public Hearing to consider an ordinance amendment of Chapter XVIII, Section 18.1 of the Hopkins Township Zoning Ordinance so as to make violations thereof municipal civil infractions; to provide that violation of the Zoning Ordinance constitutes a nuisance per se; to set forth a fine schedule based on number of offenses, and Chapter XVIII, Section 18.2 of the Hopkins Township Zoning Ordinance so as to identify the officials responsible for the administration of the Ordinance. Discussion included why make the change; the Ordinance now makes a violation of the Zoning Ordinance a misdemeanor, a criminal offense; and a municipal civil infraction is not a criminal offense.

**MOTION:** A motion was made and supported to recommend to the Township Board that the changes to the Ordinance regarding municipal civil infractions be adopted. This motion was approved.

- Approval of minutes from June 25, 2008. These minutes were briefly discussed.

**MOTION:** A motion was made and supported to approve the minutes of the June 25, 2008 meeting. This motion was approved.

- A home work assignment on information on recreation vehicles was presented and marked submitted. This information is for dealing with campgrounds in the Ordinance.
- Public Comment. Our Zoning Administrator, Kirk Scharphorn, Jr., discussed two items. The first was on the Land Division part of the Ordinance, and how the Land Division provisions could solve a requested land split in the Ag District. The other was on wind energy and the need for an Ordinance to deal with this issue.

Old Business:

- Private Road ordinance discussion. We need to finish this. Discussion included eliminating private roads in the Ag District to help preserve farm land; obtain copies of other townships' Private Road ordinances; add a section in the Ordinance on Private Roads; special use permit for Private Roads; develop standards for Private Roads; engineer certify that a Private Road has been built to Ordinance Standards; and when should a Private Road be allowed.

New Business:

- Information/discussion regarding TDR. Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) as a means of preserving farm land is a continuing subject of discussion in the Township. Per Maury Stahl from the County Planning Commission, this is also being discussed at the County level.
- Our most recent Master Plan suggested certain Ordinance changes to bring the Ordinance in line with the Plan. We need to address these Ordinance updates/changes.

The meeting adjourned at 8:50 PM.

Submitted By:

Fred Morley, Secretary  
Hopkins Township Planning Commission  
Minutes Approved: