

Hopkins Township Planning Commission
Minutes Regular Meeting 7/24/2007

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

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

Meeting Called to Order at: 7:30 PM Meeting Adjourned at: 9:07 PM

Attendance: 5

Roster: See attached

Location: Hopkins Township Hall

Business Conducted:

- + Meeting called to order at 7:30 PM by Chair Castello.
- + Commission attendance noted above.
- + The Pledge of Allegiance was recited.
- + Mark Youtzy was introduced as a new member of the Planning Commission.

AGENDA

Public Hearing 7:30 p.m.: To consider a petition from Arthur Harnish to rezone one parcel approximately 16.3 acres from Agricultural (AG) to Rural Intermediate Estates (R-1A). Parcel number is 0310-003-006-00, address is 3593 18th Street, Hopkins Township.

Mr. Harnish wants to split the property so that he can sell the house. He intends to keep the farmland. Discussion included that the road frontage along 18th Street would be sold and that the farmland would have frontage on 136th Avenue. The conclusion after discussion was that this rezone would fit into the new Master Plan.

MOTION: A motion was made and supported to approve this zoning change from AG to R-1A. The rezoned property will be the house and the frontage along 18th Street. This motion was approved.

Minutes of the May 15, 2007 Meeting: These minutes were sent to Commissioners for review before the meeting tonight. There were no changes or corrections to these minutes.

MOTION: A motion was made and supported to approve the minutes of the May 15, 2007 meeting. This motion was approved.

Adoption and Amendments to Agenda: The minutes of the January 16, 2007 and the minutes of the January 23, 2007 meetings had not been approved. The approval of these minutes was added to the agenda. These minutes had been sent to Commissioners a while back. They were briefly reviewed.

MOTION: A motion was made and supported to approve the minutes of the January 16, 2007 meeting. This motion was approved.

MOTION: A motion was made and supported to approve the minutes of the January 23, 2007 meeting. This motion was approved.

Public Comments: There were no Public Comments.

Tabled Business: In previous meetings we tabled the following issues.

- a. Home based business vs. family owned business
- b. Farm stands vs. commercial operations
- c. Ag business vs. commercial business that supports agriculture

Discussion followed. Points discussed included: the need to revise our ordinances to deal with these issues; dealing with the farm stand when products not grown on that farm are brought in for sale; traffic at farm markets; different kinds of activities at the farm market, maze, u-pick, etc; how other townships are handling these issues; Special Use Permits; permanent buildings; seasonal/year round; how much regulation; employees; use of a building other than the home; “levels” of home occupation; and others. We need to put these issues on future agendas and come to these future meetings with ideas to resolve these issues.

MOTION: A motion was made and supported to table these issues to a future agenda. This motion was approved.

New Business: Consider the following.

- a. Outline of ordinances suggested by Master Plan and prioritizing them.
- b. Consider special meeting date for preparation of recommended ordinance changes regarding home based, family, farm, commercial businesses.

The next meeting will be August 21, 2007 at 7:00 PM. We will deal with the home based, family, farm and commercial businesses issues.

MOTION: A motion was made to adjourn. This motion was approved.
Adjourned at 9:07 PM.

Submitted by:

Fred Morley, Secretary
Hopkins Township Planning Commission