

Hopkins Township Planning Commission
Minutes Regular Meeting 7/25/2006

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

Members Present: Lori Castello; Bob Hoffmaster; Richard King; Lee Murray; Chuck Wamhoff; Fred Morley

Meeting Called to Order at: 7:30 PM Meeting Adjourned at: 8:45 PM

Attendance: 4 Roster: See attached

Location: Hopkins Township Hall

Business Conducted:

- Meeting called to order at 7:30 PM by Chair Castello.
- Commission attendance as noted above.
- Guests include: Mark Evans, Township Supervisor.
- Agenda approved as mailed.
- The Pledge of Allegiance was recited.

MOTION: A motion was made and supported to approve the minutes of the April 25, 2006 meeting. (Commissioners had previously received these minutes either by e-mail or had received a paper copy. The minutes were not read in this meeting.) This motion was approved.

Agenda Item:

Guest Comment. Maury Stahl, Allegan County Planning Commission, was not present to give this Commission an update on planning at the County level.

Public Comment. See Old Business, Master Plan later in minutes.

New Business:

Karni Farms. Mati Karni was present to discuss his recent building permit applications. Karni Farms have submitted applications for building permits to the Township Zoning Administrator, Kirk Scharphorn, Jr. The requests were for two greenhouses and a roadside stand. The greenhouse applications were in order. There are questions about the roadside stand. Does this proposed building meet the definition of a roadside stand? Will the business be commercial or [Ag](#)? Will it be a processing business since there will be some products purchased and repackaged? Should the business be approved under the Home Occupation provision in the Ordinance?

Mark Evans, Township Supervisor, suggested that this be worked out with Mr. Karni. The roadside stand issue was left at resubmitting the application with more detail.

Old Business:

Hilliards Corner Lounge. This is parcel 0310-004-016-00. Annette Stein was present to discuss a request for rezoning this parcel from R-3 to C-2. The use of this property was “grandfathered” in when the Zoning Ordinance was adopted. The intent of the Steins is to keep operating the same as presently. The request for rezoning is to bring the zoning into line with the use.

The Steins have an easement for part of a parking lot and a well on neighbor Scott Gould’s property. Mr. Gould questioned whether a zoning change would affect the zoning of his property. The easement is a separate issue.

Zoning in the area is now residential and is Master Planned residential. There is a concern that changing the zoning to commercial could bring in any of the uses allowed under the commercial zoning provisions of the Ordinance. It was pointed out that conditional zoning would limit the use. A conditional zoning request would be considered.

MOTION: A motion was made and supported to table this issue until this Commission's regular quarterly meeting, October 24, 2006. This motion was approved.

Master Plan. Chuck Wamhoff reported that the Hopkins Township Board had some concerns about provisions in the proposed Master Plan. These include too much planned commercial designation in the entry areas and concerns about the hamlet area of Hilliard's being too big.

Deleted: Hilliards

Public Comment on the Master Plan. There were several comments and questions from the citizens attending this meeting. Questions included the zoning of specific parcels and changes in zoning apparently without the owner knowing that the change was going to be considered. There was a mass rezoning in 1994 when the State of Michigan pushed jurisdictions to bring local zoning up-to-date.

Chair Castello pointed out that we are in the process of up-dating our Master Plan. The Master Plan is our guide to changes in zoning in the future. Changing the Master Plan will not change zoning. If someone is not satisfied with present zoning they should speak-up and let us know their thoughts.

There was discussion about the designation of a property's use that is on the tax bill, the Master Plan designation and a parcel's zoning. These are three separate things.

Deleted: Zoning

One of our basic objectives in the Master Plan is to conserve prime farmland. There was discussion about the number and size of the splits that are allowed on Ag and R-1 zoned land.

There was discussion on: minimum lot size in Ag zoning as large as 40 acres; the land owner could designate what part of the land would go into the Purchase of Development Rights (PDR) program; to be eligible for PDR consideration the land must be Master Planned and zoned Ag; there is a lot to consider when someone is looking to going into the PDR program; property values are not guaranteed; and Eminent Domain could have an impact on the use of a property that is in the PDR program.

This Commission's next meeting is scheduled for 6:30 PM August 29 2006.

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

Meeting adjourned at 8:45 PM.

Submitted:

Fred Morley, Secretary
Hopkins Township Planning Commission