

Hopkins Township Planning Commission
Minutes Regular Meeting 7/28/2009

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

Members Present: Lori Castello; Tadd Heft; Bob Hoffmaster; Chuck Wamhoff; Fred Morley

Meeting Called to Order at: 7:06 PM Meeting Adjourned at: 8:30 PM

Location: Hopkins Township Hall

+ Meeting called to order at 7:06 PM by Chair Castello.
+ Commission attendance noted above.

AGENDA

Public Hearings:

1. Hearing to amend the zoning ordinance in regards to Private Roads.
2. Hearing to amend the zoning ordinance in regards to Home Occupations.
3. Hearing to amend the zoning ordinance to allow for Wind Energy Systems.
4. Hearing to amend the zoning ordinance to allow for MET Towers.

Approval of minutes from April 28, 2009 and June 15, 2009

Adoption and amendments to agenda

Public Comment**

Old Business:

Tabled Business:
Knox Box Ordinance

New Business:
Billboard Ordinance

Any other such business that may arise

Commissioner's Comment:
Public Comment**

Next meeting date: TBA or Tuesday, October 27, 2009

Agenda Items

Hearing to amend the zoning ordinance in regards to Private Roads: This proposed Ordinance was discussed briefly and minor changes were made including: nine copies to be submitted; signatures; distances; and grades.

MOTION: A motion was made and supported to recommend the proposed Private Road Ordinance to the Township Board. This motion was approved.

Adoption and Amendments to Agenda: Discussion included adding an item to address **Zoning Ordinance changes to match Master Plan.**

MOTION: A motion was made and supported to approve the agenda with the addition of the item to address Master Plan issues. This motion was approved.

Zoning Administrator (ZA) Scharphorn reviewed the recent court case on the truck wash at the east end of 126th Avenue.

Approval of minutes from April 28, 2009 and June 15, 2009: These minutes were previously e-mailed/sent out to Commissioners. These minutes were briefly discussed.

MOTION: A motion was made and supported to approve the minutes of the April 28, 2009 and the June 15, 2009 Planning Commission meetings. This motion was approved.

Hearing to amend the zoning ordinance in regards to Home Occupations (7:20 PM):

MOTION: A motion was made and supported to recommend the proposed Home Occupation Ordinance to the Township Board. This motion was approved.

Tabled Business: The need and some detail on a Knox Box Ordinance were discussed. Building plans would be in this Box. The Fire Department would approve the location and have access in case of fire or any other emergency situation. Several neighboring jurisdictions' Knox Box Ordinances were presented for discussion. Further discussion was delayed until after the public hearing on the Wind Energy Ordinance.

Hearing to amend the zoning ordinance to allow for Wind Energy Systems (7:40PM):

MOTION: A motion was made and supported to recommend the proposed Wind Energy Systems Ordinance to the Township Board. This motion was approved.

ZA Scharphorn indicated that there is an online class on zoning.

Knox Box Ordinance discussion continued. Commercial and industrial buildings requiring a building permit, new and renovations, will require a Knox Box. Chair Castello will type a proposed Knox Box Ordinance from these discussions.

Hearing to amend the zoning ordinance to allow for MET Towers (8:00 PM):

MOTION: A motion was made and supported to recommend the proposed MET Tower Ordinance to the Township Board. This motion was approved.

Zoning Ordinance changes to match Master Plan: Issues discussed included minimum lot size in several districts; using a formula for number of splits; districts with new names and requirements; the most controversial issues; and open air businesses.

Next meeting date: This Commission's next meeting will be September 1, 2009 at 7:00 PM. The Agenda will include:

- Knox Box Ordinance
- Minimum lot sizes and other issues for Ag, RO, R1A
- Auto sales, open air businesses
- Planning Enabling Act items

Billboard Ordinance: Brief discussion included that the Michigan Department of Transportation must approve billboards. Commissioner Heft handed out information on billboard regulation. He will look into information on billboards and distribute copies to Commissioners.

MOTION: A motion was made and supported to table discussion on a Billboard Ordinance until a future meeting. This motion was approved.

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

The meeting adjourned at 8:30 PM.

Submitted By:

Fred Morley, Secretary
Hopkins Township Planning Commission
Minutes Approved: