

Hopkins Township Planning Commission  
Minutes Special Meeting 6/6/2006

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; Chuck Wamhoff; Fred Morley

Meeting Called to Order at: 7:30 PM                      Meeting Adjourned at: 9:34 PM

Attendance: 2    Roster: None

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 and Mark Sisson, Township Planner.

**Agenda Items**

- Only item, Review Master Plan Draft dated 6/2/2006.

The Master Plan Draft dated 6/2/2006 is included in these minutes by reference.

Mark Sisson went through the draft Master Plan. Key points he brought to our attention are the future residential and non-residential land needs. Plans in the northeast part of Allegan County include 3000 acres of industrial and commercial land use. He said that we should not over-plan and saw no compelling reason for Hopkins Township to plan for large commercial and industrial uses.

Under the Future Land Use Plan, he reviewed the Planning Principles and Land Use Categories. He pointed out the Summary of Proposed Land Uses by Section. We should distinguish between Zoning and Master Plan. Our Future Land Use Plan needs to meet the State of

Michigan's requirements to be eligible for the Purchase of Development Rights program. An Ag Preservation Map should be added in the revised Plan.

We need to provide for manufactured homes in the Township. We have the control. We need to plan the location of Mobile Home Parks where we want them, even though the land may not be "available".

We went through the Plan and gave Mark corrections. Mark will produce another draft of the Plan. The Township Board needs to decide whether they will have the final approval of the Plan or if the Planning Commission will make the approval. We will meet after the Plan has been revised.

Meeting adjourned at 9:34 PM.

Submitted:

Fred Morley, Secretary  
Hopkins Township Planning Commission