

Hopkins Township Planning Commission  
Minutes Special Meeting 6/25/2008

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: 7:00 PM

Meeting Adjourned at: 7:50 PM

Attendance:

Roster: None

Location: Hopkins Township Hall

+ Meeting called to order at 7:00 PM by Chair Castello.

+ Commission attendance noted above.

+ The Pledge of Allegiance was recited.

**Business Conducted:**

AGENDA

- Public Hearing, Rezoning Request
- Minutes Approval
- Transfer of Development Rights
- Ordinances to Attorney
- Section 8, Land Division Ordinance
- Private Roads
- Civil Infractions
- **Public Hearing 7:00 p.m.:** To consider a petition from Mr. Robert VanDenBrink to rezone one parcel totaling 10 acres from Agricultural (AG) to Rural Estates (R1). Parcel number is 0310-012-022-00. Mr. VanDenBrinks wishes to build a new home and tear down the existing house. The Master Plan proposes Rural Estates (R1) for this area. Property across the street is zoned R1. The Zoning Administrator has no issues with this rezoning.

**MOTION:** A motion was made and supported to approve the 5/14/2008 request from Robert VanDenBrink to rezone the 10 acre parcel number 0310-012-022-00 from Agricultural (AG) to Rural Estates (R1). This motion was approved.

The procedure for complete approval was discussed. Mr. VanDenBrink requested that we do what we could to obtain complete approval as soon as possible.

- **Minutes Approval:**

**MOTION:** A motion was made and supported to approve the minutes of the 4/21/2008 meeting. This motion was approved.

- **Transfer of Development Rights:** Information on Transfer of Development Rights (TDR)/Purchase of Development Rights (PDR) was handed out. This is a continuing issue in the Township. Applications for PDR are being accepted until August 1.
- **Ordinances Revisions to Attorney:** The following have been sent to our attorney:
  - Home Occupation Ordinance
  - Special Use Permit (SUP) Ag Ordinance
  - Boundary Change Ordinance
- **Section 8, Land Division Ordinance:** Previously, a petition for zoning change had gone through the request process and was denied by the Township and the County. The essential reason for denial was that the resulting parcel would not meet the Master Plan because the required lot area would not be met.

The discussion was on Section 8, paragraph (a), which provides for an applicant for zoning change to execute and record a deed restriction that will designate a resulting parcel as “not buildable”. To gain approval, a request must go to the Zoning Board of Appeals for variance relief.

In the particular case in question, a major intent of the Master Plan, that of preserving farm land, would be met if this route were to be taken by the applicant.

No action by this Commission was taken or needed on this case. However, should this provision be in our ordinance was brought up.

- **Private Roads:** This Commission has discussed this issue and we need to decide what we need to do with it. Private Roads are referenced in the Land Division Ordinance, Section 7, Standards for Approval of Land Division. One problem with private roads can be access for emergency equipment. Should we eliminate private roads in the Ag District to preserve farm land? One source of how it’s done would be to look at ordinances from other jurisdictions.
- **Civil Infractions:** A draft of ordinance changes dealing with this issue was handed out. A brief discussion followed. We will hold a Public Hearing on this in the future.

The meeting adjourned at 7:50 PM.

Submitted By:

Fred Morley, Secretary  
Hopkins Township Planning Commission  
Minutes Approved: