

Hopkins Township Planning Commission
Minutes Regular Meeting 10/24/2006

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

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

Meeting Called to Order at: 7:30 PM Meeting Adjourned at: 8:35 PM

Attendance: 10 Roster: Attached

Location: Hopkins Township Hall

Business Conducted:

- + Meeting called to order at 7:30 PM by Chair Castello.
- + Commission attendance noted above.
- + Guests include: Maury Stahl, Allegan County Planning Commission and Mark Evans, Township Supervisor.

AGENDA

The Pledge of Allegiance was recited.

1. **Public Hearing:** Class II Special Use Permit-Jason Arnsman-Parcel number 0310-024-005-00. Applicant wishes to construct and operate a Go-Kart track in the commercial district. Approximate location of the property is 2808 12th Street.

Discussion included: The intended use of the track would be seasonal, May through mid-October, and tournament racing, not public. Among the details were: numbers of people, racers and spectators; number of races and karts; and days and hours of operation.

The Special Use Permit provisions of the Zoning Ordinance were reviewed, including 15.525, Section 12B.05, General Standards. A site plan must be submitted and be subjected to the appropriate review.

Concerns expressed included: the noise level, specifications on this should be obtained; and drainage from the site, especially with fuels and oil being used on the site.

The term of the Special Use Permit, and if the operation became a nuisance, the Permit could be terminated, were discussed.

MOTION: A motion was made and supported, to table this Special Use Permit application until **January 23, 2007**, the next regular quarterly meeting of the Planning Commission. This motion was approved.

Guest Comment. Maury Stahl, Allegan County Planning Commissioner gave us an update on planning at the County level.

Approval of Minutes

Minutes of this Commission's June 6, 2006; July 25, 2006; and August 29, 2006 meetings were previously e-mailed or sent to the Commissions. The following three motions approved these minutes without reading them in the meeting.

MOTION: A motion was made and supported to approve the minutes of the June 6, 2006 meeting. This motion was approved.

MOTION: A motion was made and supported to approve the minutes of the July 25, 2006 meeting. This motion was approved.

MOTION: A motion was made and supported to approve the minutes of the August 29, 2006 meeting. This motion was approved.

Old Business

1. Rezone application for Thomas Stein parcel 0310-004-016-00.
Petition to change from R-3 to C-2.

Tabling this issue was suggested because of complications that Mr. Stein could face if zoning were changed to commercial. Mr. Gould, a neighbor, would like a decision and objected to delaying a decision.

Mark Evans, Hopkins Township Supervisor, pointed out several problems Mr. Stein could face if the zoning were change. Mark indicated that the use is non-conforming and suggested that conditional zoning may be a better way to go. Conditional zoning could define the use in specific terms.

MOTION: A motion was made and supported to table action on this item until **January 23, 2007**, 7:30 PM, the next regular quarterly meeting of the Planning Commission. This motion was approved.

2. Master Plan-set date for Open House for public plan discussion. After a brief discussion, including the time that the Plan needs to be available for review before the public discussion, the date was set for January 16, 2007, 6:30 to 8:00 PM.
3. Ordinance change discussion regarding farm markets. This item was not discussed.

MOTION: A motion was made and supported to adjourn. This motion was approved. The meeting adjourned at 8:35 PM.

Submitted by:

Fred Morley, Secretary
Hopkins Township Planning Commission