

**Hopkins Township Planning Commission
Regular Meeting
October 25, 2005 Minutes**

Meeting called to order by Chair Heft at 7:30 p.m.

Present: Tadd Heft, Chuck Wamhoff, Bob Hoffmaster, Richard King, Lori Castello, Mark Sisson of Landmark Strategies.

Guest: Mark Evans, Township Supervisor

Absent: Fred Morely, Lee Murray

Business discussed:

1. Doug and Cindy Jansen of 2385 135th Ave, parcel # 0310-006-014-10 requested a rezone from R1 to R1A to allow an additional split so the couple could build an additional dwelling on the property.

Discussion:

Concerns of the commission:

Rezoning would allow for future splits.

Easement required for driveway - in this case requirements for setbacks and right of ways not met.

Motion by Heft to table until January 24th, 2006 due to concerns of private road causing nonconformance by encroachment on neighboring property, and to allow additional time for property owners to show concrete evidence as to how they will be able to comply with all ordinances, along with a submission of proposed site plan.

Motion supported by King, voted unanimously. Motion tabled.

2. Mark Sisson of Landmark Strategies reviewed the packet sent by mail to planning commissioners. Sisson noted using feedback helps guide decisions regarding each topic of concern in township planning. Sisson will draft the presented notes into sentence formats to present before the next meeting.

Sisson introduced an advance draft for agricultural preservation to consider. This will help the Master Plan justify agricultural preservation and funding for future PDR plans. (see document)

Discussion - Evans and Sisson presented possibility of changing minimum lot sizes from 20 to 40 acres in Ag zoning.

3. Rabbit River Programs Discussion:

Model Overlay for tributaries and associated wetlands might be used for consideration in Master Planning.

Possible setback requirements might be considered to improve/enhance water quality. This would apply to new structures only. Shawn McKinney from the Rabbit River Watershed program may attend next meeting. Commissioners are advised the Rabbit River watershed steering committee will meet next on November 7 at Dorr township hall, 6:30 p.m.

4. Motion by Castello to approve minutes from last meeting. Support by King. Minutes approved unanimously.

5. Motion to Adjourn by Heft at 9:30, support by King. Meeting adjourned unanimously.

Next Meeting; Tuesday Dec. 20th, 6:30 p.m.

Noted Castello will not be present.

Respectfully submitted by Lori Castello.