

HOPKINS TOWNSHIP PLANNING COMMISSION  
MINUTES FOR OCTOBER 20, 2008 MEETING

Meeting called to order at 7:00 PM by Chairperson Lori Castello.

The Pledge of Allegiance was led by Chairperson Castello

Roll Call: Present were Castello, Hoffmaster, Youtzy and WamHoff Absent were Murray, Heft and Morley.

Motion by Castello and supported by WamHoff to have Kirk Scharphorn Jr. take minutes for the October 20, 2008 Planning Commission Meeting. All Yes

Business Section:

Mr. Art Harnish has applied for a Conditional Rezone for his parcel 0310-003-006-00. The parcel would be rezoned from Agricultural to R-1A. Letters from the Hopkins Township Attorney as well as Mr. Harnish's Attorney were read by board members. It was stated by Zoning Administrator Kirk Scharphorn Jr. in his opinion with the conditions offered by Mr. Harnish this rezone would meet the intentions of the Agricultural Zoning District. Castello had concerns regarding condition B. of the conditional rezone proposal.

Public Comment:

Mrs. Wykoski stated that Mr. Harnish has been through a lot over the past year and she was in favor of the Rezone. She also had questions regarding the Master Plan and the future of Hopkins Township.

Mr. Mark Evans stated the Township has tried to accommodate Mr. Harnish in anyway possible following the guidelines of the Zoning Ordinance.

A motion was made by Hoffmaster supported by Youtzy to approve the Conditional Rezone from Agricultural to R-1A with the conditions of the contract provided by Mr. Harnish except Condition B must be changed to say the Remainder Parcel will be used for Agricultural purposes permitted under the Hopkins Township Zoning Ordinance excluding residential uses.

Roll Call Vote: Castello-Yes, Wamhoff-No, Hoffmaster-Yes, Youtzy-Yes Members Absent: Murray, Morley and Heft. Motion Carried.

Reasons for Approval: 1. No Impact on the land  
2. Meets the intent of the Agricultural Preservation Zone  
3. No future Land Divisions permitted  
4. It will not limit the use of the available farm land  
5. It is not spot zoning as there are residential parcels across 18<sup>th</sup> St.  
6. The dwelling is existing and this Rezone will create no new dwellings

Reason for Denial: 1. This Rezone could question the integrity of the Agricultural Preservation District

A motion was made by Castello and supported by Hoffmaster to waive the \$500.00 fee for Rezoning. All Yes – Motion Carried

A motion was made by Wamhoff and supported by Castello to approve the Planning Commission Minutes from the July 21, 2008 meeting as presented. All Yes—Motion Carried

A motion was made by Castello and supported by Wamhoff to approve the Planning Commission Minutes from the August 18, 2008 meeting as presented. All Yes—Motion Carried

Public Comment: None

Discussion: Private Roads

It was discussed to have a meeting as a whole Planning Commission to obtain ideas on Private Road Ordinances. Supervisor Evans stated he has several ideas on Private Road Ordinances.

A motion was made by Castello and supported by Wamhoff to have Supervisor Evans write a Private Road Ordinance that will be reviewed at the next scheduled Planning Commission Meeting. All Yes—Motion Carried

A motion was made by Castello and supported by Wamhoff to table the Wind Energy and Home Occupation Ordinance until the next scheduled Planning Commission Meeting. All Yes—Motion Carried.

A motion was made by Castello and supported by Wamhoff to schedule Planning Commission meetings for the 4<sup>th</sup> Tuesday of each quarter in 2009. All Yes—Motion Carried

Motion made by Hoffmaster supported by Castello to Adjourn. All Yes—Meeting Adjourned at 8:30 PM