

Hopkins Township Planning Commission
Minutes Special Meeting 9/1/2009

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

Members Present: Lori Castello; Tadd Heft; Bob Hoffmaster; Chuck Wamhoff; Fred Morley

Meeting Called to Order at: 7:05 PM

Meeting Adjourned at: 8:08 PM

Location: Hopkins Township Hall

- + Meeting called to order at 7:05 PM by Chair Castello.
- + Commission attendance noted above.
- + Zoning Administrator Kirk Scharphorn in attendance

AGENDA

Approval of July 28, 2009 Meeting Minutes

Zandbergen Public Hearing

Knox Box Ordinance

Planning and Zoning Ordinance changes

“Open Air” Business

Ordinance Changes to Meet Master Plan

- Ag District
- New RO, Old R1
- New R1, Old R1A

Next Meeting

Agenda Items

Approval of July 28, 2009 Meeting Minutes:

MOTION: A motion was made and supported to approve the minutes of the July 28, 2009 meeting. This motion was approved.

Zandbergen Public Hearing: Copies of a Petition for Conditional Rezoning of the Zandbergen property (truck wash at 126TH Avenue and 12TH Street) were handed out. This document should be reviewed. A Public Hearing on this petition will be held at the regular Planning Commission Meeting on October 27, 2009.

Knox Box Ordinance: Copies of this proposed Ordinance were handed out. The Public Hearing on this Ordinance will be at the Planning Commission Meeting on October 27, 2009.

Planning and Zoning Ordinance changes: Copies of the proposed Ordinance to make needed changes in our ordinance were handed out. The Public Hearing on these changes will be at the Planning Commission Meeting on October 27, 2009.

“Open Air” Business: An example of this is truck sales at an outdoor lot. Several variances are in effect in the Industrial District for truck/trailer sales. We need to deal with this issue with

something other than a variance. Among the possibilities discussed are: amend Ordinance to allow truck/trailer sales in Industrial District; rezone Industrial to Commercial, which would eliminate Industrial; and Special Use Permit.

MOTION: A motion was made and supported to allow truck and trailer sales in the Industrial District by Special Use Permit. This motion was approved.

Ordinance Changes to Meet Master Plan-Ag District: The Master Plan calls for the Ag District to have a minimum lot size of 40 acres. Issues discussed included: frontage; depth to width ratio; lot size for smaller lots; and the divisor to use in the formula for determining number of splits. Ordinance will be redrafted to include the 40 acres minimum lot size, 1.25 to 2 acres for small lot splits and 20 as the divisor in the formula for determining the number of splits.

Ordinance Changes to Meet Master Plan--New RO, Old R1: The Master Plan specifies a 20 acres minimum lot size in the new RO District. Ordinance will be redrafted to include the 20 acres minimum lot size and 10 as the divisor in the formula for determining the number of splits.

Ordinance Changes to Meet Master Plan--New R1, Old R1A: Master Plan minimum lot size is 5 acres. Ordinance should specify a five (5) acres minimum and a 250 feet frontage in the new R1 District.

Next Meeting: The next meeting will be Tuesday, October 6, 2009 at 7:00 PM.

MOTION: A motion was made and supported to adjourn. This motion was approved.

The meeting adjourned at 8:08 PM.

Submitted By:

Fred Morley, Secretary
Hopkins Township Planning Commission
Minutes Approved: