

Hope Township Planning Commission

Regular Meeting

Unapproved Minutes

August 2 2017

Meeting was called to order with the pledge of allegiance at 7:00pm

Members Present Diane Vaughan, Marge Kobisa, Bob Davis, Wendy Faber, Nicole Kelly

Rodney Nanney was also present

Minutes were read from May 3, 2017 meeting. Marge made a motion to accept the minutes and Bob seconded the motion.

Previous Business: Rodney Nanney dropped off draft copy of changes for Master Plan to members in the afternoon. First item was cover page for the Master Plan. Board members decided they liked the cover with "tree and bubbles".

Section 1-Introduction and Section 2 Major Issues remain the same as the initial draft. Changing Adams Road to Curtis Road to commercial is included in this section. Page 29 of draft will leave as worded-Open Space or Cluster Residential Development Policies.

Section 3-General Goals re ordered "general policy priorities" as commission discussed earlier.

Section 4-Plan for Agriculture no changes, but added reference to page for future land use map.

Section 5-Community Facilities added section "Parks and Recreation Policies" recommending Township have separate Master Plan for Parks and Recreation this may allow greater possibility for DNR grant funding in the future. Also added new map here number 6. Home Occupation policy was discussed and left as is not limiting to one home based business as in the ordinance.

Section 6-Future Land Use-Wording was changed under Agricultural Preservation Area to read "Dwelling unit density on productive farmland is limited to one dwelling unit per 5 acres. It was 10 acres.

Section 7-Transportation, changes made as discussed earlier by the board. Page 35, Take out upgrade and improve N Hope Road between E Schaffer and Bombay roads. Add Upgrade and Improve E Hull Road to paved local road from M-30 to 5 Mile road.

Section 8-Zoning Plan-No Changes, members reviewed. Page 42 from section A to E section has check list for rezoning requests to make sure the township stays within the Master Plan guidelines.

Section 9-Plan Implementation-no changes.

Rodney will make all changes and updates and get copies for Township Board meeting on August 8th, 2017. Marge will see that it is on the agenda and make a recommendation to the board that it be sent out to adjoining townships for their review. Also get a copy to Midland County Board of Commissioners.

After 63 days Planning Commission will schedule a public hearing. Rodney will put notice in the newspaper 15 days prior. Public hearing could possibly be held November 1st, 2017 regular Planning Commission meeting to review comments. Also need to change M-30 from Adams to Curtis from Agricultural to Commercial zoning.

Roll call vote taken to recommend to the Township Board that the Master Plan Draft be sent out for review.

Marge-yes, Bob-yes, Diane-yes, Nicole-yes, Wendy-yes

Medical Marijuana-Marge mentioned a meeting coming up that Tom Reef would have updated information.

The township is considering hiring a Zoning Administrator.

Meeting adjourned 8:29pm

Next meeting is November 1, 2017