

DRAFT
Approved
9/16/21

**HOPE TOWNSHIP PLANNING COMMISSION
MEETING MINTUES
August 19, 2021**

The meeting was called to order by Chair Norton at 6:30 pm at the Hope Township Hall, 5463 S M43 Hwy, Hastings, MI. Pledge of allegiance to the flag.

Members Present: Bob Norton, Junior Homister, Roger Pashby, Craig Jenkins, Jim McKelvey

Members Absent: None

Others Present: Planning Consultant/Zoning Administrator Nathan Mehmed and approximately 8 individuals at the Township Hall.

Agenda: Motion by Pashby, second by Homister to approve the agenda as presented. All ayes. Motion carried.

Meeting Minutes: Motion by Homister, support by Jenkins to approve June 17, 2021 meeting minutes. All ayes. Motion carried.

General Public Comment: Norton opened up the floor for public comment. He requested that comments be limited to three minutes.

Tim Hunnicutt, 8430 Chain O Lakes Dr

Tim reminded the Planning Commission that the Otis Lake mining reclamation was supposed to be finished by the beginning of August and encouraged the Planning Commission to pull the bond. He shared drone photos of erosion on the site and suggested that since Smith & Sons hasn't followed through with the reclamation that it is time for the Township to finish the job. Tim also pointed out that it is his opinion and the opinion of many others that value and need has not been established. He explained that they saw the Planning Commission brush over the issue but that they did not see them review evidence to come to a conclusion.

Marilyn Breu, 8266 Nadell

Marilyn stated that Delton seems to be targeted by the gravel mining industry. She explained that she is worried about a surplus of future mining sites around the community and the disruptions that they cause. She indicated that the future is unknown and she is worried about the potential problems that could

arise. She would like to see a master plan or plan surrounding what to do about it. Norton and Mehmed indicated that Delton is not incorporated and it is not located in Hope Township. Mehmed indicated that there are two potential mining sites in Hope Township according to the map that was submitted by the Healthy Waters Alliance earlier in the process.

Bill Krueger, 8214 Nadell

Bill stated that he was the individual that submitted the map showing the properties owned by mining companies. He explained that it is all part of the big picture, and that holistically, the whole area needs to be addressed.

Dan Buerge, 322 Lakeside Dr

Dan explained that he would like to build a tiny home on his property located at 322 Lakeside Drive and that is why he is attending the meeting. He indicated that his house burned down and he would like to live in something smaller. He specified that he can answer any questions the Commission has.

Tiny Homes, Resorts, and Temporary Use of RVs on vacant lots discussion:

Norton asked the Commission where they would like to begin. Mehmed reminded the Planning Commission that they started discussing temporary use of RVs at the last meeting and that it may make sense to start there. He noted that there were three example ordinances provided for review. The Commission agreed to start with temporary use of RVs.

Norton asked about the example standards for temporary use of RVs and inquired the opinions of the Planning Commission. The Planning Commission discussed the Barry County example and the different aspects that are regulated. Mehmed repeated that he discussed the Barry County standards with Jim McManus and he indicated that they work well. The Commission agreed that it makes sense to require a zoning compliance permit for extended stays so that it is easy to figure out who is in compliance. Norton asked the Commission about their thoughts regarding the limit on the number of days that someone can use an RV. The Commission agreed that 180 days seemed appropriate for an extended summer season. Norton asked about the non-permitted stays, such as when family stays in your driveway. The Commission agreed that 10 days in a 30-day period seemed appropriate since that would allow a camper on the weekends or for a long week. The Commission also agreed that longer-term RV placement should comply with setbacks. The Commission directed Mehmed to figure out what the Barry-Eaton Health Department may require for sewer disposal or water supply as required in the Barry example. Mehmed indicated that he would discuss with Jim McManus and the

Health Department. The Commission directed Mehmed to come back with a draft ordinance for them to review at the next meeting.

Norton stated that resorts are next on the list. Mehmed explained that a property owner in the Township was interested in building 10 cabins on a large lot that he owns on Long Lake. Currently, the Zoning Ordinance only outlines public and private campgrounds and does not address building multiple cabins or resorts, which would be the use most similar to what the property owner is considering. Mehmed indicated that the property is about 20 acres and is located in the AR – Agricultural Residential zoning district. He presented a memo with examples of resort special land use standards from two townships that he works with in Berrien County. Norton and Homister asked about keyholing. Mehmed explained that having standards relating to docks and mooring facilities as accessory uses is likely advisable. The Commission discussed potential setback, noise, and screening issues. Mehmed suggested that the Commission review the examples and consider other concerns for discussion at the next meeting.

The discussion moved on to tiny homes. Mehmed presented a handout from the American Planning Association regarding tiny homes. Mehmed explained that there are a number aspects to consider, including whether or not they are located on a permanent foundation, located on wheels, whether they meet the residential building code, or are built to RV standards. He also explained that he spoke with Jim McManus at Barry County and that the County isn't currently considering tiny homes. Homister reiterated from the last meeting that these would arrive in the Township and they should give more thought to them. Norton indicated that the current minimum square footage requirement for single-family dwellings is 720 square feet. Mehmed clarified that requirement must be met on the main floor, and that a dwelling must have a core living area of 20 feet by 20 feet. Norton explained that he isn't necessarily inclined to modify the minimum requirements for the entire Township, but is open to discussion and consideration. Jenkins noted that the tiny homes on wheels are essentially an RV. The Planning Commission addressed Mr. Buerge who explained that he is looking to build a tiny home on a permanent foundation on his property on Guernsey Lake and that he is currently living in his RV. The tiny home would be about 400 square feet and about 13 feet wide, which doesn't meet the Township's minimum standards. The Commission indicated that they may need several more meetings to read through and consider the information before making a decision or directing Mehmed to draft any language.

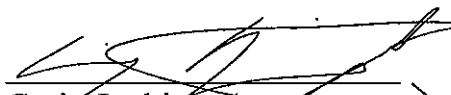
Zoning Administrator/Planning Consultant Nathan Mehmed

Norton asked Mehmed if he had been out to the Otis Lake mining site lately. Mehmed explained that he visited the site with Supervisor Peck and Trevor Smith at the beginning of August to review the final adjustments as directed in July. Mehmed noted that the five items identified during the July inspection had largely been taken care of with the exception of a few tire pieces and areas where the grass seed had not started growing yet. Mehmed indicated that he had also visited the site before today's Planning Commission meeting and noted that heavy rains had eroded the silt fence fix in the pit outlet that was installed in July. He also noted that the area being addressed by EGLE had also partially eroded again. Mehmed explained that he has been in contact with Trevor Smith and that EGLE has not been out to inspect since July, with the next inspection date likely in September. Mehmed noted that the conditions of the original approval were largely met, and that the completion is about 95%. He has had Trevor Smith forward EGLE emails so that he can be updated on progress. Norton clarified that most of what the Township has asked of him has been completed at this point. Mehmed stated that it had. Norton stated that the EGLE requirements are outside of the Township's control at this point. Mehmed indicated that EGLE will require the completion of the stabilization and that the Township's focus is on the erosion at the outlet. Mehmed indicated that he will get with Trevor again on the fix.

Mehmed noted that two variance requests were on the August 12th ZBA agenda and that both were approved. Mehmed noted that zoning compliance permits have still been consistent, even with the price of building materials. He also notified the Planning Commission that there may be a rezoning request to expand the Guernsey Lake Mobile Home Park submitted soon. The current owner is upgrading the development and is looking to potentially expand onto an adjacent property that used to be the community's septic system.

Adjournment

Pashby moved to adjourn meeting, support by McKelvey. All ayes. Meeting adjourned at 8:16 pm.


Craig Jenkins, Secretary

09.01.21
Date