

HOPE TOWNSHIP PLANNING COMMISSION
MEETING MINTUES
November 18, 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 one individual at the Township Hall.

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

Meeting Minutes: Motion by Homister, support by Jenkins to approve October 21, 2021 meeting minutes. All ayes. Motion carried.

General Public Comment: None.

Amendment to Section 10.25 Temporary Residential Uses and Recreational Vehicles: Mehmed explained that he made changes as discussed at the October meeting, including the edit restricting RVs from being located in the front yard of a property with a dwelling. He specified that he also included language for a deviation if the property is screened by sufficient vegetation. The Commission members agreed that they liked the added language and deviation. Norton asked if topography or other conditions should be considered. Mehmed indicated that topography or distance could be included. After a brief discussion, the Commission members agreed that both topography and distance should be included. Mehmed suggested that 200 feet from the front lot line as a common distance used for accessory buildings in other communities, which could be applied here. The Commission agreed on 200 feet since the front yard matters less on large parcels.

Mehmed explained that he also added language that clarifies that temporary use of RVs could be a principal use or accessory use; similar to language regarding telecommunications towers. The Commission agreed that the added language clarified the intent of the language. Norton stated that he was good with the language

as discussed and asked if the Planning Commission would like to hold a public hearing. The Planning Commission agreed that the January meeting would likely be best and directed Mehmed to make the edits and send to Attorney Kaufman for review.

Continue discussion of tiny homes and resorts:

Mehmed asked the Planning Commission which topic they would like to start with. The Commission agreed to begin with resorts. Mehmed explained that he added Oronoko Township and Webber Township to his previous memo for consideration by the Planning Commission. The Oronoko example is fairly comprehensive and outlines a variety of standards that the Planning Commission could consider, while the Webber example is fairly basic and straightforward. Mehmed explained that he tried to provide a spectrum of examples. Norton indicated that he liked the standards in the Oronoko example. The Planning Commission discussed the number of units and potential limits on watercraft. Jenkins and Homister commented on EGLE and dock approvals and asked Mehmed about dock limitations. Mehmed explained that the Township's Zoning Ordinance is largely mute on docks with the exception of riparian access parcels. The Commission directed Mehmed to come back with a draft using Oronoko as a template with some ideas for how to manage watercraft.

Norton asked the Commission how they felt about tiny homes now that they have spent the past few months discussing them. Homister stated that after reviewing materials submitted by Mehmed and doing his own research, he believes that the Township may want to wait for now. Mehmed mentioned that he provided an example from Lincoln Township that addresses them as a PUD in certain areas. Jenkins noted that it doesn't reduce the footprint that much more. The Commission agreed to step away from the tiny home discussion for now and wait to see how other communities may incorporate them in the future. Additionally, all agreed that the temporary RV ordinance is already a step in the direction of being more accommodating to tiny homes.

Zoning Administrator/Planning Consultant Nathan Mehmed

Mehmed stated that he did not have much in the way of updates. He explained that Smith has not submitted an updated application for the Miller Road site and that EGLE has not yet signed off on the Otis Lake/Loomis Lake gravel mine reclamation. Mehmed noted that the Zoning Board of Appeals approved a partial variance at their meeting in October. Norton explained that the front and rear request was granted, but the side yard requested was denied.

Adjournment

Jenkins moved to adjourn meeting, support by McKelvey. All ayes. Meeting adjourned at 7:48 pm.