

**HOPE TOWNSHIP PLANNING COMMISSION**  
**MEETING MINTUES**  
**January 19, 2023**

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, Craig Jenkins, Jim McKelvey.

**Members Absent:** Roger Pashby.

**Others Present:** Planning Consultant/Zoning Administrator Nathan Mehmed and approximately 14 people at the Township Hall.

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

**Meeting Minutes:** Motion by Norton, support by McKelvey to approve October 20, 2022 meeting minutes. All ayes. Motion carried.

**General Public Comment:** Norton opened up the floor for public comment.

Larry Heslinga, 8202 Nadell Street

Larry expressed that the community has interest in the Master Plan and applauds the Township for opening it up. Certainly, there are sections that will need to be updated. He indicated that he saw the notice on the website for the public to participate and would like to know how specifically to contribute to the process. Some communities do surveys while others do open forums. Certainly, there are land uses that should be preserved and things that we haven't even thought of yet. He stated that he anticipates a thorough review and would like to know how to contribute.

Don Sklenka, 8345 Wilkinson Lake Dr.

Don explained that the last time he spoke we talked about the quantity of water in Hope Township and how much of that water is fronted by residential areas. He observed that the Township is interested in doing an administrative review of the Plan, not necessarily wholesale or serious changes. He expressed that he is curious what the process would look like to have residents add water protection to the Hope Township Ordinance or other ordinances. There are a lot of different ways to protect water, not just from gravel pits. Our water assets need to be protected. He asked the

Planning Commission about the differences between the master plan, zoning ordinance, and different regulatory ordinances. Norton and Mehmed explained the differences for the Sklenka and the public.

**Public Hearing: Carpenter SEU Two-Family Dwelling Application:**

- a. Introductory comments. Norton opened the discussion and provided a brief overview of the application. Mehmed explained that the applicant is requesting to construct a two-family dwelling on the property located at the corner of Head Road and Guernsey Lake Road. He outlined the history of the property and provided some detail regarding the size and orientation of the proposed structure. He noted that two-family dwellings are permitted as a special exception use in the AR, Agricultural Residential zoning district with approval by the Planning Commission. The applicant's representative made brief comments and indicated that they were present for any questions.
- b. Acknowledge written comments received. Norton announced that the following written comments were received.
  1. Rick and Terri Shelton letter 1-3-2023
- c. Open public hearing to receive comments. Norton opened the public hearing at 6:42pm. He requested that comments be limited to three minutes.

John and Ruta Kelly, 7499 Head Road

John indicated that he and Ruta live on Long Lake across the street. He wants to know if this will be low-income housing, if it will turn into a slum lord situation, or what the units look like. He also wanted to know about property values and what he can anticipate. The Planning Commission noted that the applicant lived next door and that drawings were available. John and Ruta spent several minutes examining the drawings.

- d. Close public hearing. Hearing no more comments, Norton closed the public hearing at 6:47 pm.
- e. Deliberation and motion. Norton indicated that Mehmed had provided a memo outlining the items that the Planning Commission is required to consider when reviewing a special exception use request. Mehmed briefly summarized his memo. The Planning Commission reviewed the standards outlined in Mehmed's memo and found that the site plan and special exception

use request met the standards of the Zoning Ordinance with the exception of a few items that could be addressed as conditions of approval. It was found that the use would not have any significant impact on the neighborhood or adjacent uses. Motion by Homister, support by Jenkins to approve the special exception use and site plan review request for a two-family dwelling incorporating the findings in Mehmed's report, subject to the following conditions:

1. The applicant shall obtain all necessary local, county, state, and federal permits and approvals, including a soil erosion and sedimentation control permit from Barry County, if required. Copies of all applicable permits should be provided to the Township
2. Any stipulations of the Southwest Barry Sewer Authority, Delton Fire Department, Barry County Road Commission, Barry-Eaton Health Department, Barry County Drain Commissioner, Barry County Sheriff's Department, and any other approvals shall be met.
3. The applicant shall submit an updated site plan showing proper orientation and approved driveway location for review and approval by the Township Zoning Administrator.
4. Natural features such as the pond and potential wetlands shall be left undisturbed as much as possible during construction and grading.
5. Any outdoor lighting shall be aligned so as not to produce a nuisance to adjoining or nearby residential property, or to the traveling public on public roadways. Any yard or parking area lighting that is not decorative in nature shall be downward facing and fully cut-off.

**Land Use Plan:** Norton deferred to Mehmed to begin the Master Plan update discussion. Mehmed explained that this was the kick-off meeting intended to begin the update process and discuss housekeeping items. He mentioned that while the Planning Commission likely doesn't need much of a refresher as to what a master plan is, there are newer commissioners and the public that may benefit from a brief conversation. Norton and Mehmed explained the purpose of a master plan and what a master plan is and isn't. Mehmed also reviewed the Master Plan process schedule, discussed priority issues with the Planning Commission, and outlined next steps in the process. A discussion was had regarding the overall process and some potential options for collaboration and topics, including surface water protection and a more robust natural features inventory. Mehmed indicated that he would reach out to the

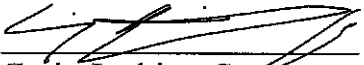
Pierce Cedar Creek Institute who is completing some watershed work in the Township.

**Zoning Ordinance Text Amendments:** Mehmed reminded the Planning Commission of some housekeeping text amendments that were discussed in October. He explained that he did not bring examples due to the busy agenda, but would provide examples at the next Planning Commission meeting for discussion. Most amendments are housekeeping items related to nonconforming lots of record setbacks and deck projections. Several variances have been requested related to the street side setback requirement for nonconforming lots of record. The Planning Commission agreed that this was important to correct.

**Zoning Administrator/Planning Consultant Nathan Mehmed:** Mehmed noted that there are a few additional special exception use requests pertaining to two-family dwellings and guest houses that may come before the Planning Commission in the next several months. He explained that zoning compliance permit requests had slowed recently which is normal for January.

**Adjournment**

Jenkins moved to adjourn meeting, support by Homister. All ayes. Meeting adjourned at 7:47 pm.

  
Craig Jenkins, Secretary

02.09.23

Date