

**HOPE TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES**  
**August 17, 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, Jim McKelvey.

**Members Absent:** Craig Jenkins, Roger Pashby.

**Others Present:** Planning Consultant/Zoning Administrator Nathan Mehmed, Attorney Codie Burt, Larry Heslinga, Barb Heslinga, Don Sklenka, Dale Myers, and Daphne Myers.

**Selecting Secretary Pro Tem:** Motion by McKelvey, support by Norton to elect Homister Secretary pro tem for the meeting. All ayes. Motion carried.

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

**Meeting Minutes:** Motion by Homister, support by McKelvey to approve the June 15, 2023 meeting minutes. All ayes. Motion carried.

**General Public Comment:**

Larry Heslinga, 8202 Nadell Street

Larry noted that he is happy to see the Master Plan on the agenda again. He explained that he reviewed the old Plan and saw that it has goals and objectives that were not yet met. He asked whose responsibility it is to implement the Plan and what mechanism is in place to ensure that it happens.

Don Sklenka, 8345 Wilkinson Lake Dr.

Don reminded the Planning Commission that half of an application was handed to them in March. It is now August and that application is not complete. It appears that this project lacks priority by the applicant.

### **Master Plan Discussion:**

Norton asked Mehmed to help answer Larry Heslinga's question regarding the implementation of a master plan. Mehmed explained that there will be several workshops to evaluate content like goals and objectives in the existing Plan. Mehmed also explained that it is up to the Planning Commission, Township Board, Township Staff, and others to implement a master plan; it is a team effort from the Township and the community. Some goals and objectives are only implemented if there are opportunities to do so while others can be done immediately by action of the Township. Norton explained that, for example, sidewalks in Cloverdale would be dependent on MDOT doing road work. While the Township might not construct the sidewalks themselves, they have indicated that they would like to see them there.

Mehmed stated that he sent a link to the Planning Commission that contained the adopted draft of the updated Barry County Master Plan. He explained that he isn't sure why the Township didn't receive notice during the review period, but the Planning Commission may find some topics interesting and applicable to Hope Township. While the comment period is over, he recommended that the Planning Commission review the sections related to natural features and gravel mining specifically, as they may be relevant to the Township's Master Plan update.

### **Zoning Ordinance Text Amendment Discussion:**

Mehmed summarized the draft amendments to the Planned Unit Development and Manufactured Housing Community provisions of the Zoning Ordinance as directed at the June meeting. Mehmed elaborated that the draft adds Planned Unit Developments as a special exception use to the RL, Residential Lake and MHC, Manufactured Housing Community zoning districts. He also noted that Planned Unit Development provisions were modified to expressly permit manufactured housing on properties of four acres or larger and clarify what types of frontages the Planning Commission can allow deviations for, removing some of the hurdles for improving the areas around the Guernsey Lake Mobile Home Park. Similarly, provisions in the Manufactured Housing Community district were modified to allow manufactured housing communities on properties of four acres or larger instead of ten.

Norton indicated that the Planning Commission should go through the amendments to ensure that they are comfortable with the changes. The Planning Commission agreed that the amendments presented were what was discussed. Norton asked about the minimum lot area sizes for multiple family dwellings and commercial uses in Planned Unit Developments. Mehmed explained that is a carryover of the existing

Ordinance. Norton asked if that was something that could be changed by this process. Mehmed stated that it could. Norton asked what Mehmed would recommend. Mehmed explained that he isn't sure where the existing numbers came from and that that 20 and 40 acres would be a large project for a rural township. He explained that multiple-family dwellings are already allowed by special exception use in most districts, so the 20-acre minimum is interesting. Homister asked if ten would be appropriate for adding commercial to a project. Mehmed stated that ten would be more reasonable; the intent of the minimum is likely to ensure that any commercial in these districts serves as a commercial node for the residential component. Norton asked about making the multiple-family minimum four acres to match manufactured housing. Mehmed agreed that would be logical to make them the same as they have similar land use impacts. McKelvey agreed with ten and four acres.

Mehmed stated that if the Planning Commission is comfortable with the language, he can send it off to the Attorney Kaufman to review. He explained that this was to ensure that any discussions with Attorney Burke have been addressed and that the amendments comply with Michigan law regarding mobile homes. If Attorney Kaufman approves, Mehmed indicated that he would notice the amendment for the September meeting. Attorney Burke indicated that the changes appeared to be what was discussed.

Motion by McKelvey, support by Homister to submit the proposed amendment to Attorney Kaufman for review and set the public hearing for the September, 21<sup>st</sup> 2023 meeting if the amendment is satisfactory. All ayes. Motion carried.

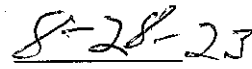
**Zoning Administrator/Planning Consultant Nathan Mehmed:** Mehmed noted that Stoneco had submitted digital copies of a site plan and special exception use package to the Township. The application is not yet complete as they have not yet submitted the ten physical copies required by the Zoning Ordinance. Once those are received, Mehmed noted that he will review the application for completeness of materials and notify the Planning Commission and applicant. The Planning Commission asked if the public hearing could be held in October and the first meeting be a question-and-answer session with the applicant. Mehmed stated that he would talk with Attorney Kaufman and the applicant, but that this approach sounded reasonable.

Mehmed noted that Joe Zolakar would likely have his small-engine repair business on the next Planning Commission agenda and that it would be a public hearing. Mehmed explained that September might have two public hearings.

**Adjournment**

Homister moved to adjourn meeting, support by McKelvey. All ayes. Meeting adjourned at 7:14 pm.

  
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Junior Homister, Secretary pro tem

  
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Date