

ROBINSON TOWNSHIP PLANNING COMMISSION
November 26, 2019

The regular meeting of the Robinson Township Planning Commission was called to order at 7:35 PM at the Robinson Township Hall.

Present	Absent
Shawn Martinie Travis Vugteveen Bill Maschewske George Schippers Lydia Brown Rich Sibley Steve Young	None

Also present were Zoning Administrator Brian Werschem, Township Attorney Ron Bultje, and four members of the public. The attendance sheet is not attached since it contained no names.

A discussion was held regarding permitted uses in the E-1 Zoning District regarding seawalls.

A motion was made by Rich Sibley and seconded by Lydia Brown to make a determination of Chapter 9.2 G. of the Zoning Ordinance to include the construction of seawalls in the E-1 Zoning District, as specifically described in the Planning Commission meeting agenda for November 26, 2019, as permitted uses.

The motion carried unanimously.

A motion was made by Travis Vugteveen and seconded by Rich Sibley to approve the agenda as amended by deleting items 1. and 3. from New Business.

The motion carried unanimously.

A motion was made by Travis Vugteveen and seconded by Lydia Brown to adopt the minutes of the October 22, 2019 Planning Commission meeting as written.

The motion carried unanimously.

Non-Commission Member Inquiries – None

Reports and Communications

Travis Vugteveen reported the following from the Township Board.

1. A Zoning Map Amendment was approved for Contract Zoning specific parcels near Stearns Bayou from R-1 to RR.

2. The contract involved in the Contract Zoning in Item 1. above was approved.
3. A contract was approved for EPS to provide security monitoring for the front door of the Township Hall.
4. A resolution was approved for a new cemetery fee schedule.
5. A resolution was approved for road maintenance millage (renewal of a previous millage) to be on the ballot March 10, 2020.
6. A resolution was approved for an MTTP grant application for backup cameras for the Fire Dept.
7. The Tejchma Class A Earth Change application was approved.

Announcements – None

Old Business

The Evergreen Site Condominium project is continuing to get required approvals but is not complete per report from Zoning Administrator Werschem. The issue remains tabled.

Lydia Brown – Are they using any mound septic systems?

Zoning Administrator Werschem – He does not think so.

The Jack Dykstra Class B Earth Change Renewal was next on the agenda. Zoning Administrator Werschem stated the applicant is working with the Township Board to close Cell 1A, place Cells 1B and 1C in Interim Reclamation status, and open Cells 2A, 2B, and 3A. The intent of these activities is to bring the site into compliance for permit renewal.

Bill Maschewske – Is concerned about the Evergreen Site Condominium project water supply. Is there any way to protect the Township and the residents from the Ottawa County Health Dept. approving wells that may fail shortly thereafter? This situation happened with a development in Allendale Township near Pierce St. and 96th Ave. A brief discussion followed. It was noted that the Township could hire consultants to evaluate the situation also.

The Site Plan from Timothy Mills for the construction of a seawall/retaining wall in the E-1 Zoning District off Osner Drive was considered next. The work has already been completed and has been permitted by EGLE.

Zoning Administrator Werschem noted the house is new construction out of the flood plain. As a result of construction, the bank began eroding and the subject retaining wall was constructed. After the wall was built, the applicants found out they needed an EGLE permit and the Township was contacted.

Bill Maschewske – What is the 100 year flood plain elevation at this site?

Timothy Mills – EGLE told him it was 588ft.

Steve Young – What is the elevation of the top of the seawall?

Timothy Mills – The total height of the wall is five feet. It visually appears to be approximately one foot above the filled grade.

Timothy Mills – Shared a color photograph of the wall with the Planning Commission.

Chairperson Martinie – Any questions or noted deficiencies?

None were noted.

The Standards for Site Plan Review in Section 31.8 of the Zoning Ordinance were reviewed as follows.

A. Permitted use in the E-1 Zoning District and also permitted by EGLE.

B. N/A

C. NA

D. N/A

E. The applicant complies with requirements.

F. Compliant and permitted by EGLE.

G. Landscaped in compliance with EGLE requirements.

H. N/A

I. N/A

J. N/A

K. N/A

L. N/A

M. N/A

N. N/A

O. N/A

P. N/A

A motion was made by Steve Young and seconded by George Schippers to recommend to the Township Board approval of the Timothy Mills Site Plan for the construction of a retaining wall on Parcel No. 70-08-06-326-007 in the E-1 Zoning District as permitted by EGLE and based upon meeting the Site Plan Standards in Section 31.8 of the Zoning Ordinance and with the following conditions.

1. Compliance with the Site Plan and all statements of the applicant recorded in the minutes.
2. Compliance with all Federal, State, County, and Township Ordinances.

A roll call vote was taken.

Rich Sibley – Yes

Lydia Brown – Yes

George Schippers – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Steve Young – Yes
Travis Vugteveen
The motion carried unanimously.

At 8:35 PM., the Site Plan was reviewed for Robert and Robin Smith of 11561 VanLopik (Permanent Parcel no. 70-04-34-251-003) for the construction of a seawall.

Zoning Administrator Werschem stated the applicant got an EGLE permit, built the seawall, and now in retrospect, is getting Site Plan approval.

Chairperson Martinie – Inquired the location of the GIS map referenced in the application.

The map was identified.

Zoning Administrator Werschem – Noted the property is at approximately 582 to 584 ft. elevation and the 100 year flood elevation is 588 ft. The project is complete and has been inspected by EGLE.

Chairperson Martinie called for questions and there were none.

The Standards for Site Plan Review from Section 31.8 of the Zoning Ordinance were reviewed.

- A. This is a permitted use in the E-1 Zoning District and has an EGLE permit.
- B. N/A
- C. N/A
- D. N/A
- E. Applicant complies with EGLE requirements.
- F. N/A
- G. In conformance with EGLE requirements.
- H. N/A
- I. N/A
- J. N/A
- K. N/A
- L. N/A
- M. N/A
- N. N/A
- O. N/A
- P. N/A

A motion was made by Rich Sibley and seconded by George Schippers to recommend to the Township Board approval of the Robert and Robin Smith Site Plan for the construction of a seawall as permitted by EGLE on Parcel No. 70-04-34-251-003 in the E-1 Zoning District based upon meeting the Standards for Site Plan in Section 31.8 of the Zoning Ordinance and with the following conditions.

1. Compliance with all statements made by the applicant and recorded in the minutes and with the Site Plan.
2. Compliance with all Federal, State, County, and Township ordinances.

A roll call vote was taken.

Rich Sibley – Yes

Lydia Brown – Yes

George Schippers – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Steve Young – Yes

Travis Vugteveen

The motion carried unanimously.

At 8:55 PM., a motion was made by George Schippers and seconded by Rich Sibley to pay salaries for the month of November 2019 (one meeting, all present).

The motion carried unanimously.

It was noted there would be a joint meeting of the Township Board and the Planning Commission on December 17, 2019 at **6:00 PM.**

A motion was made by George Schippers and seconded by Travis Vugteveen to adjourn the Planning Commission meeting at 8:57 PM.

The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachment: None.