

ROBINSON TOWNSHIP PLANNING COMMISSION

August 25, 2020

The regular meeting of the Robinson Township Planning Commission was called to order at 7:31 PM via Zoom (virtual meeting).

Present

Shawn Martinie  
Travis Vugteveen  
Bill Maschewske  
Lydia Brown  
Steve Young  
Rich Sibley

Absent

George Schippers

Also present were Zoning Administrator Brian Werschem and William Malski. The attendance sheet is attached.

A motion was made by Travis Vugteveen and seconded by Rich Sibley to approve the agenda as written.

A roll call vote was taken.

Steve Young – Yes  
Rich Sibley – Yes  
Travis Vugteveen – Yes  
Lydia Brown – Yes  
Bill Maschewske – Yes  
Shawn Martinie -- Yes

The motion carried unanimously with one member absent.

A motion was made by Travis Vugteveen and seconded by Lydia Brown to approve as written the Planning Commission minutes of the August 11, 2020 meeting.

A roll call vote was taken.

Rich Sibley – Yes  
Travis Vugteveen – Yes  
Lydia Brown – Yes  
Bill Maschewske – Yes  
Steve Young – Yes  
Shawn Martinie -- Yes

The motion carried unanimously with one member absent.

Non-Commission Inquiries and Questions – None

Reports and Communications – None.

Travis Vugteveen reported the following from the Township Board.

1. The adoption of a resolution of support for Ottawa County Parks to seek a grant to help fund the extension of the non-motorized pathway from Connor Bayou Park to Grand Haven Township was tabled until a final version of the resolution was received.
2. A motion was approved for Assessor Joe Clark to attend Michigan Advanced Assessing training at a cost not to exceed \$1500 to be shared two thirds for Robinson Township and one third for Crockery Township.
3. The resignation of Bernice Berens from the Park Board was accepted and she was thanked for her service.
4. A motion was approved to accept the quote from Diemers Property Management for mole patrol for \$1710.
5. The Township Board approved the appointment of the Ottawa County Equalization Director as Designated Assessor pending review of the contract.
6. Discussion was held regarding making municipal water hookup mandatory if available. The issue will be sent to the Water Board and the Planning Commission for review.
7. Firefighter Angela Headley was approved for attendance at the Coopersville EMR Program training at a cost not to exceed \$550.
8. Discussion was tabled regarding establishing a Fire Board or designating a Fire Department Liaison.
9. The Township Board accepted the Planning Commission recommendation and approved Fresh Coast Planning to perform the 2020 Master Plan update. The contract is to be reviewed.
10. A motion was approved to table a letter of support of Charter Cable pending review by the Township Attorney.

Old Business

The Evergreen Site Condominium Preliminary Plan was next on the agenda.

A motion was made by Rich Sibley and seconded by Travis Vugteveen to untable the Evergreen Site Condominium Preliminary Plan review.

A roll call vote was taken.

Steve Young – Yes

Rich Sibley – Yes

Bill Maschewske – Yes

Travis Vugteveen – Yes

Lydia Brown – Yes

Shawn Martinie – Yes

The motion carried unanimously with one member absent.

A motion was made by Shawn Martinie and seconded by Rich Sibley to deny the Evergreen Site Condominium Preliminary Plan submitted by Gerald Feenstra and Jacob Peterson based on the failure of the applicants to obtain the necessary approvals and for the lack of progress.

A roll call vote was taken.

Travis Vugteveen – Yes

Steve Young – Yes

Rich Sibley – Yes

Bill Maschewske – Yes

Lydia Brown – Yes

Shawn Martinie – Yes

The motion carried unanimously with one member absent.

### New Business

A Preliminary Sketch Plan was submitted by William Malski of 13333 104<sup>th</sup> Ave. for a wine tasting and retail wine sales establishment.

Mr. Malski was in attendance by Zoom and was requested to make a presentation of his plan by Chairperson Martinie.

Mr. Malski stated that he moved to the subject property seven years ago and was drawn to the area by land prices, the ability to purchase land, and the good grape growing soil. He has established a vineyard and wished to also establish a boutique winery. His goal is to construct a pole barn to be used as a tasting room and to sell what he grows as wine.

Chairperson Martinie – Is this application made under the Right to Farm Act?

Mr. Malski – Yes. He knows that at least 50% of the grapes must be grown by him.

Chairperson Martinie – Are you a registered winery yet?

Mr. Malski – Not yet.

Bill Maschewske – Do you have grapes on the property other than at the North property line?

Mr. Malski – Yes, there is one row on the West side of the parcel.

Bill Maschewske – What kind of yield are you getting?

Mr. Malski – It depends upon the year, but as much as one ton. If approved, more grapes would be planted.

Steve Young – What kind of grapes are you growing?

Mr. Malski – Mostly hybrids.

Rich Sibley – How much land do you propose to put into grapes?

Mr. Malski – Approximately 2.5 acres.

Chairperson Martinie – How much land do you have in grapes now?

Mr. Malski – Approximately three fourths of an acre.

Bill Maschewske – Reviewed internet data that indicated potential yields are from two to ten tons per acre. One ton of grapes should yield 720 bottles of wine or 60 cases. (Information from Winespectator.com)

Chairperson Martinie – Stated that a winery and wine tasting room fall under the GAAMPS guidelines. Chairperson Martinie also requested that Mr. Malski prepare a summary of his proposed operation similar to his verbal explanation tonight for his Site Plan submission. This summary would include the size of the operation and future planned expansions.

Zoning Administrator Werschem – Noted that A and L Farms were required to submit annual reports showing gross sales and the amount of product sold that was produced on site.

Chairperson Martinie – Requested any other questions and there were none.

Chairperson Martinie – Lacking legal representation tonight, the above information will be reviewed with the Township Attorney for any legal pitfalls and a written response will be sent to Mr. Malski. He noted that Zoning Administrator Werschem will work with the applicant on the Final Site Plan.

Zoning Administrator Werschem – Noted that the Zoning Ordinance should be reviewed for farm markets, especially considering GAAMPS rules.

Chairperson Martinie – Noted that Agri-tourism should also be addressed.

### Pay Bills

A motion was made by Lydia Brown and seconded by Rich Sibley to pay salaries for the month of August 2020 (two meetings, one member absent at both meetings)

A roll call vote was taken.

Lydia Brown – Yes

Travis Vugteveen – Yes

Bill Maschewske – Yes

Steve Young – Yes

Rich Sibley – Yes

Shawn Martinie – Yes

The motion carried with one member absent.

Any and All Other Business

Zoning Administrator Werschem – Stated there may be a special meeting in September to review a rezoning request for a parcel of property in the Lake Michigan Drive Overlay District. The requested change from Agricultural to Commercial would accommodate a desired land split by the owner.

It was also noted that the Master Plan update may start but much of the process will be difficult on Zoom.

Lydia Brown – Is there any chance of a larger room available so that a meeting could be held in person.

It was noted that the size of the room was not the issue but rather Governor Whitmer's executive order stating that groups of more than ten could not meet.

A motion was made by Travis Vugteveen and seconded by Steve Young to adjourn the Planning Commission meeting at 8:10 PM.

A roll call vote was taken.

Rich Sibley – Yes

Steve Young – Yes

Bill Maschewske – Yes

Travis Vugteveen – Yes

Lydia Brown – Yes

Shawn Martinie – Yes

The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission

Attachment: Attendance Sheet for August 25, 2020 Planning Commission Meeting



**SIGNATURE**

Wil Małski