

ROBINSON TOWNSHIP PLANNING COMMISSION

January 12, 2021

The special meeting of the Robinson Township Planning Commission was called to order at 7:34 PM via Zoom (virtual meeting).

Present

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

Absent

George Schippers

By Michigan law, a roll call attendance was taken with each member and person in attendance identifying their name and the township and county they were in currently for the meeting. All members present were in Robinson Township.

Also present were Zoning Administrator Brian Werschem and Gregory Ransford of Fresh Coast Planning.

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

A roll call vote was taken.

Bill Maschewske – Yes

Travis Vugteveen – Yes

Steve Young – Yes

Rich Sibley – Yes

Lydia Brown – Yes

Shawn Martinie -- Yes

The motion carried unanimously with one member absent.

A motion was made by Rich Sibley and seconded by Lydia Brown to approve as written the Planning Commission minutes of the December 15, 2020 meeting.

A roll call vote was taken.

Bill Maschewske – Yes

Travis Vugteveen – Yes

Steve Young – Yes

Rich Sibley – Yes

Lydia Brown – Yes

Shawn Martinie – Yes

The motion carried unanimously with one member absent.

### Master Planning

Gregory Ransford of Fresh Coast Planning reported that Survey Monkey was the best vehicle to use for the Citizen Survey. He also stated that he has contacted the Agricultural Stakeholders identified by the Planning Commission at the December 15, 2020 Planning Commission meeting and will schedule meetings for the following week.

At this time, Draft no. 2 of the Citizen Survey Questions were discussed and reviewed.

Chairperson Martinie – Inquired about Section 3, Question 7. What are the images trying to show?

Gregory Ransford – The images are trying to show large lot residential versus small lot residential.

Chairperson Martinie – The small lots appear too small.

Steve Young – Should the pictures reflect lots sizes per the ordinance today?

Gregory Ransford – The images show high density versus low density residential and we need to know what the residents want.

Bill Maschewske – Is the adjacent farmland shown on purpose?

Gregory Ransford – Not exactly, but that situation could happen.

Rich Sibley – Should the images focus more on the lot sizes?

Chairperson Martinie – The question is probably acceptable.

Gregory Ransford – What about a photograph of the Woodlands Subdivision near 144<sup>th</sup> Ave. and Johnson St. for the high density development?

Chairperson Martinie – Stated he found two residential developments across the street from each other in Allendale Township that were good examples of high density versus low density.

Bill Maschewske – Woodlands would not be a good comparison because it would show clustered versus non-clustered with the same overall density on the parent parcel.

Chairperson Martinie – Decided the existing images are acceptable.

Travis Vugteveen – Could the images be on the same page. That would help with the comparison.

Gregory Ransford – Yes, and they are on the same page in the online version. When printed, they shift to two pages.

Bill Maschewske – Section 2, Question 4. The picture obviously shows a Rail Trail. In Robinson Township, a Multi-purpose Pathway in the Agricultural District would be in the road right-of-way. Could we get a more representative image?

A discussion followed and it was agreed to use the existing image.

Bill Maschewske – Section 4, Question 10. The new revised question no longer addresses mixed use commercial as did the original question. Is this the intent?

A discussion followed and the consensus was that the question was acceptable as revised in Draft no. 2.

Bill Maschewske – Section 7, Question 4. Stated he found the correct version of the 1998 Citizen Survey and retracted his request to have six sections on the Township map and revert back to four quadrants to match the 1998 Survey.

This change was accepted by the Planning Commission and Gregory Ransford will make the change.

Travis Vugteveen – Section 7, Question 4. Why would there be a possible response of “I do not live, work, or own a business here”?

Gregory Ransford – A person could be a landowner and not live in Robinson Township. In that case, they would receive notification with their assessment notice that they are requested to take the Citizen Survey.

Travis Vugteveen – Section 2, Question 3. He does not think farmers would necessarily be in favor of a greenbelt adjacent to waterways since it would take land out of production. Also, how would such a requirement be implemented?

Gregory Ransford – It could be applicable for very specific developments that could include farming. Additionally, the survey is looking for the thoughts of the entire Township, not just farmers.

Gregory Ransford – Since there were no more comments, he noted the survey will be updated and finalized. What is the deadline for the notice of the Citizen Survey to be in the next Township mailing?

Zoning Administrator Werschem – He believes the date would be February 1, 2021.

Gregory Ransford – Without the input of the Stakeholder Meetings, he plans to proceed to draft the Introduction and Planning Process Chapters of the Master Land Use Plan for review.

Chairperson Martinie – Noted there will probably not be a Master Planning meeting next month.

### Announcements

Rich Sibley noted that his term is expiring. He had planned on requesting reappointment, however, due to family health issues, has contacted the Supervisor that he is not seeking reappointment. Members of the Planning Commission thanked Rich for his service and wished him and his family well.

### Pay Bills

A motion was made by Travis Vugteveen and seconded by Rich Sibley to pay Planning Commission salaries for the January 12, 2021 meeting (One meeting, six members present, one member absent).

A roll call vote was taken.

Bill Maschewske – Yes

Travis Vugteveen – Yes

Steve Young – Yes

Rich Sibley – Yes

Lydia Brown – Yes

Shawn Martinie -- Yes

The motion carried unanimously with one member absent.

Zoning Administrator Werschem – Stated that he will be sending out the materials to Planning Commissioners for the January 26, 2021 meeting on Thursday, January 14, 2021. He also noted there is another rezoning request pending in which the applicants may request and pay for a Special Meeting to expedite the process. The subject parcel is the 75 acres that has been for sale adjacent to the Clark School and the request would be to rezone from R-1 to RR to allow larger accessory buildings. Currently, the R-1 Zoning District allows 1200 square feet of accessory building regardless of parcel size.

Bill Maschewske – Noted the Planning Commission is interested in revising the accessory building limits for the R-1 Zoning District to allow larger building(s) on larger parcels. However, this remedy would take several months and would probably not be expedient enough for the applicant.

A motion was made by Travis Vugteveen and seconded by Lydia Brown to adjourn the Planning Commission meeting at 8:25 PM.

A roll call vote was taken.

Bill Maschewske – Yes

Travis Vugteveen – Yes

Steve Young – Yes

Rich Sibley – Yes

Lydia Brown – Yes

Shawn Martinie -- Yes

The motion carried unanimously with one member absent.

Action Items:

1. Fresh Coast Planning is to update the Citizen Survey as agreed upon above.
2. Note of the Citizen Survey on the Township Web Site is to be included in the February 2021 Assessment Notices to landowners.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission