

ROBINSON TOWNSHIP PLANNING COMMISSION  
September 14, 2021

The special meeting of the Robinson Township Planning Commission was called to order at 7:03 PM at the Robinson Township Hall.

Present

Absent

Shawn Martinie  
Travis Vugteveen  
Bill Maschewske  
Steve Young  
Lydia Brown  
Michelle Gillespie

One position vacant

Also present were Zoning Administrator Brian Werschem, Supervisor Frank Johnson, Bernie Wade of Advanced Signs representing Midwest V, LLV, and Gregory Ransford of Fresh Coast Planning. The attendance sheet is attached.

A motion was made by Travis Vugteveen and seconded by Shawn Martinie to revise the order of the agenda by placing Old Business before Master Planning and New Business.  
The motion carried unanimously with one position vacant.

A motion was made by Michelle Gillespie and seconded by Lydia Brown to approve as written the Planning Commission minutes of the August 24, 2021 meeting.  
The motion carried unanimously with one position vacant.

Old Business

A Site Plan revision had been received from Midwest V, LLV for two signs at the site of the new Dollar General Store, parcel no. 70-08-27-100-010. The details for the proposed sign were not included in the original Site Plan. The Planning Commission recommended to the Township Board approval of the original Site Plan, excluding signs, at a previous meeting. Bernie Wade of Advanced Signs was present to review the plan for the requested signs. The revised Site Plan was amended to remove one wall sign, leaving one wall sign and one pylon sign totaling 100 square feet in area. It was noted the wall sign would be lighted by LED.

There were no questions from the Planning Commission.

Chairperson Martinie called for comments from the public and there were none.

A motion was made by Lydia Brown and seconded by Michelle Gillespie to recommend to the Township Board approval of the revised Site Plan from Midwest V, LLV (Dollar General) to

include one pylon sign and one wall sign based upon meeting the standards in Sections 4.44 and 31.8(N) of the Zoning Ordinance and with the following conditions.

1. Compliance with the Site Plan as amended and all representations recorded in the minutes.
2. Compliance with all Federal, State, County, and Township ordinances.

A roll call vote was taken.

Lydia Brown – Yes

Michelle Gillespie – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Steve Young – Yes

Travis Vugteveen – Yes

The motion carried unanimously with one position vacant.

### Master Planning

Gregory Ransford from Fresh Coast Planning was in attendance to present a summary to date of progress on the process of updating the Master Land Use Plan. Mr. Ransford noted that the Citizen Survey is complete and the results have been submitted to the Planning Commission. The public workshops have also been held, however, attendance was very poor.

Chairperson Martinie inquired if there were any contradictions noted.

Bill Maschewske – Noted that people were not in favor of extensions of public utilities, however, they wanted new Commercial and Industrial developments to connect to them.

Travis Vugteveen – Did Supervisor Johnson get a copy of the Citizen Survey and public workshop results?

Gregory Ransford – One would be sent to him. He also gave a summary of progress to date. He has not reviewed the Citizen Survey in detail yet but suspects that it supports the current Master Land Use Plan.

Gregory Ransford noted that input supports the following statements.

1. Preserve rural character.
2. Promote agriculture. Existing growers want to keep growing.
3. Buffers between agriculture and residential properties.
4. Clustered developments and larger lots.
5. Resistance to extension of utilities to slow growth.

Travis Vugteveen – Does any of this surprise you and how do we compare to Tallmadge Township?

Gregory Ransford – Robinson Township is not a good comparison to Tallmadge Township. Tallmadge Township decided some years ago to not try to protect their Agricultural District. He feels we are a better comparison to Allendale Township in spite of more development since they are trying to protect Agriculture.

Travis Vugteveen – Are you working with Blendon or Olive Townships?

Gregory Ransford – He worked for Olive Township for 12 years.

Travis Vugteveen – Wants to know how Robinson Township compares to surrounding Townships.

Gregory Ransford – Stated that Park Township has mostly blueberry farms in their Agricultural District. The blueberry farmers are feeling very strong competition from South American imports and may be out of business in the next 5 years if something is not done regarding low cost imports. Jamestown Township has utilized a utility buffer.

Travis Vugteveen – Please provide insight on utility buffers.

Gregory Ransford – Utility buffers are boundaries beyond which certain public utilities do not extend. Utility buffers have been used in both Jamestown and Tallmadge Townships. A physical barrier is needed as the border. Tallmadge Township uses the high power transmission line running North and South through the Eastern part of the Township as the boundary. The barrier in Jamestown Township is based on a watershed. He noted he also deals with Wright and Chester Townships which are rural.

Bill Maschewske – Commented that the graphs included of the Citizen Survey would be easier to read if the axes were labelled instead of using a legend for the colors of the bars in the chart.

Gregory Ransford – Agreed to see what could be done with the graphs.

Supervisor Johnson – Stated that water issues should be reviewed with the Township Water Board.

Zoning Administrator Werschem – The Township has two large mining sites that are nearing completion and planning should be done for end uses.

Gregory Ransford – Due to the nature of mining sites being allowed by the State almost anywhere, these should not necessarily be planned for.

Chairperson Martinie – What can we expect from Fresh Coast Planning for the November planning meeting?

Gregory Ransford – He would anticipate having the Introduction Chapter in October and the Agricultural and Residential chapters in November.

Chairperson Martinie – When will we have the first chapter for review?

Gregory Ransford – Materials will be supplied by October 5, 2021.

Bill Maschewske – Noted that the Citizen Survey supports the current Master Land Use Plan. It also seemed that the percentage of the population responding was lower than for the last Citizen Survey in 1998. Additionally, there was very poor attendance at the Workshops.

Supervisor Johnson – Stated that the residents are either happy with how the Township is going or they have given up trying to change things.

The next Master Planning meeting was set for October 12, 2021. The next regular Planning Commission meeting is scheduled for September 28, 2021.

New Business – None

#### Pay Bills

A motion was made by Travis Vugteveen and seconded by Lydia Brown to pay salaries for the September 14, 2021 Planning Commission meeting (6 members present, one position vacant). The motion carried unanimously with one position vacant.

A motion was made by Travis Vugteveen and seconded by Michelle Gillespie to adjourn the Planning Commission meeting at 8:36 PM. The motion carried unanimously with one position vacant.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission

