

ROBINSON TOWNSHIP PLANNING COMMISSION  
March 8, 2022

The special meeting of the Robinson Township Planning Commission was called to order at 7:07 PM at the Robinson Township Hall.

Present	Absent
Shawn Martinie Bill Maschewske Travis Vugteveen Anne Goede Lydia Brown Steve Young Michelle Gillespie	None

Also present were Planning Consultant Gregory Ransford of Fresh Coast Planning and Marcia VanVelzen. The attendance sheet is not attached since it included no names.

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

The motion carried unanimously.

A motion was made by Michelle Gillespie and seconded by Lydia Brown to approve the Planning Commission minutes of the February 22, 2022 meeting as written.

The motion carried unanimously.

Master Planning

Chairperson Martinie requested Planning Consultant Gregory Ransford to give a brief introduction regarding the materials for this meeting.

Gregory Ransford stated that he has revised Chapter 4 of the draft updated Master Land Use Plan starting with the Steve Young draft from the last Planning Meeting and included revisions per Planning Commission requests. In addition, he has drafted Chapter 5, Commercial Uses and M-231 Commercial Uses.

Chairperson Martinie requested comments from the Planning Commission on the latest version of Chapter 4.

Travis Vugteveen – Recommendations, Bullets 1 and 2-- As requested at the last planning meeting, he discussed these Bullet items with Township Attorney Bultje, who stated they would be acceptable as written. The Township can be more stringent than State law, however, if

development were prohibited it would constitute a taking. It was decided to leave the text as in the latest draft and remove the TBD from Bullet 1.

Chairperson Martinie – Recommendations, Bullet 4 – Replace “its” with “their”.

Bill Maschewske –

1. Introduction, second paragraph, third line—Eliminate the word “within”.
2. Introduction, second paragraph, third line – Add “Creek” after “Robinson”.
3. Introduction, second paragraph, first line – Believe the comma should be removed after the word “plain”. Following discussion, Gregory Ransford will do grammar check to determine what is correct.
4. Goals, Bullet 4 – Eliminate the words “should be used for”.

Steve Young – Introduction, second paragraph, last sentence – Eliminate the words “that discharge”.

A discussion followed regarding the use of the words “affect” and “effect”

There were no more comments regarding Chapter 4.

The Chairperson then called for comments regarding Chapter 5, Commercial Uses and M-231 Commercial Uses.

Gregory Ransford noted that pedestrian traffic is not addressed in the Secondary Growth Area in the M-231 Overlay District document.

Bill Maschewske noted that Gregory Ransford did a great job of condensing the large volume of material in the M-231 Overlay District. Concern was expressed about adopting the new Master Plan without making sure that all requirements in the current M-231 Overlay District Master Plan document are addressed in the Zoning Ordinance since much of the Master Plan document currently includes requirements that belong in the Zoning Ordinance.

Chairperson Martinie – Requested Gregory Ransford to prepare an estimate of the cost of drafting a Zoning Ordinance amendment to include requirements from the M-231 Overlay District in the current Master Plan for adoption in the Zoning Ordinance no later than the updated Master Land Use Plan adoption.

Bill Maschewske – Stated that some of the percentages noted in the introduction are misleading. Currently, the percentages that desire more commercial are compared to those who want less. In reality, those respondents who chose “No change” are also stating that they do not want more. Including the “No Change” responses changes the percentages drastically. These would be questions 25 and 29 in the results.

Anne Goede – Noted that Question 25 did not state “No Change” but stated “Neutral” instead.

Bill Maschewske – Agreed, however, Question 29 stated “No Change” and validates the statement made above regarding the percentages. “No Change” apparently would have been a better choice for a response to Question 25 since it is unclear what “Neutral” means.

Chairperson Martinie – Requested the estimate for the draft Zoning Text Amendment provide for the inclusion of more references regarding where the information comes from in the current M-231 Overlay District documents to facilitate Township review.

Bill Maschewske –

1. Requests that “lighting” be addressed in the Goals, Recommendations, and Strategies since it is included on page 37 of the current Master Land Use Plan Overlay District. This should be added to all three categories of Commercial.
2. M-231 Commercial Uses, Goals, Bullet 4 – Include Agriculture.
3. M-231 Commercial Uses, Goals, Bullet 5 – Should this text be struck? It was agreed to move the content of this Bullet to the Introduction.
4. Commented regarding the great difference between what people see and what is planned for Commercial. Currently only a small percentage of what is planned Commercial is developed. So when some citizens state they would like more Commercial development, they do not know that there is much more Commercial acreage already planned.
5. Primary Growth Area, Recommendations, Highway Commercial Properties, Bullet 7 – What is “proper access management”? It was agreed that the text should be more descriptive or refer to a map.
6. Primary Growth Area, Recommendations, Highway Commercial Properties, Bullet 11 – Why are loading docks prohibited in this category of Commercial but allowed in others? It was agreed to revise this Bullet to allow loading docks as long as they did not face the street similar to Community Commercial.

Michelle Gillespie – Delete “the new” from the first sentence of M-231 Highway, Introduction. The change was accepted.

There were no more comments regarding Chapter 5.

### Pay Bills

A motion was made by Travis Vugteveen and seconded by Lydia Brown to pay salaries for the March 8, 2022 Planning Commission meeting (one meeting, all present). The motion carried unanimously.

A motion was made by Travis Vugteveen and seconded by Michelle Gillespie to adjourn the Planning Commission meeting at 8:40 PM.  
The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission