

ROBINSON TOWNSHIP PLANNING COMMISSION
May 10, 2022

The special meeting of the Robinson Township Planning Commission was called to order at 7:10 PM at the Robinson Township Hall.

Present

Shawn Martinie
Bill Maschewske
Travis Vugteveen
Steve Young
Michelle Gillespie

Absent

Anne Goede
Lydia Brown

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

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

The motion carried unanimously.

A motion was made by Michelle Gillespie and seconded by Travis Vugteveen to approve the Planning Commission minutes of the April 12, 2022 meeting as written.

The motion carried unanimously.

Master Planning

Chairperson Martinie called for comments regarding the latest draft of Chapter 5, Commercial Uses and M-231 Commercial Uses. There were no comments.

The Chairperson then requested comments regarding the updated version of Chapter 6, Industrial Uses and M-231 Industrial Uses.

Bill Maschewske – Introduction, last sentence of first paragraph. We have no railroads in Robinson Township.

It was agreed to strike “and railroads”.

Bill Maschewske – General Industrial Uses, Goals. Bullet Points should have parallel grammar. Gregory Ransford is to revise as appropriate.

Steve Young – Recommended a rewrite of the first paragraph of the Introduction.

Chairperson Martinie – Questioned the relevance of the first paragraph of the Introduction since Mining is not a permitted activity in the Industrial District.

Gregory Ransford – Agreed and recommended moving this paragraph to Chapter 10, Implementation, with some revisions.

Steve Young – M-231 Highway Industrial, second sentence. Replace “the related language herein” with “this chapter”.

There were no more comments regarding Chapter 6.

Comments were requested on Chapter 7, Recreational and Public Facilities.

Chairperson Martinie – Introduction, first paragraph. It was noted that many parks were either missing or named incorrectly. The included names should be corrected as follows:

Bass River State Park should be Bass River State Recreation Area.

Grand Haven Public Schools Nature Preserve should be Robinson Forest.

Additionally, the following parks and facilities should be added to those already listed.

1. Connor Bayou Park
2. Odawa Trail Trailhead
3. Stearns Creek Park
4. Johnson St. Forest

Bill Maschewske – Noted that the latest Ottawa County Parks Plan is newer than 2011.

Chairperson Martinie – Goals, Bullet 5. Change “Improve water quality of the Grand River” to “Protect water quality of the Grand River.”

Bill Maschewske – Strategies, Bullet 3. Change “Create” to “Maintain” since the plan already exists.

Hearing no more comments on Chapter 7, the Chairperson requested comments on Chapter 8, Public Utilities.

Chairperson Martinie – Recommendations and Strategies. Limiting utility extensions to Sections 6 and 7 does not include all areas targeted for higher density residential development. Instead, limit utility extensions to the Northwest corner of the Township targeted for higher density residential development. (Make sure the Master Land Use Plan map legend matches)

Chairperson Martinie – M-231 Highway, fourth paragraph. Plan to use a chart or Bullet points to report the statistics from the Citizen Survey for ease of reading.

Steve Young – Introduction, second sentence. Replace the second sentence with “While the Township does not operate its own system, limited service to property owners exists on systems that are operated by neighboring entities.”

Bill Maschewske – M-231 Highway. Replace “on-site treatment” with “on-site septic systems”. This occurs in several locations.

There were no more comments on Chapter 8.

The Chairperson requested comments regarding Chapter 9, Transportation.

Chairperson Martinie – Goals, Bullet 3. He likes this goal, however, the Zoning Ordinance may need updating to implement this concept.

Bill Maschewske – Inquired if the Street and Highway chart from page 39 of the current Master Land Use Plan will be included in this Chapter.

Gregory Ransford – He will check on this and report back.

Bill Maschewske – Noted that Streets and Highways in the current Master Plan are in a Chapter titled Community Facilities Plan that also includes other publicly owned features. These other features should probably be included in Chapter 7 if not already there.

Bill Maschewske – Page 40 of the current Master Land Use Plan includes an inventory of streets. These should be included somewhere in the updated Master Plan. Also, M-231 needs to be included.

Gregory Ransford is to determine if these should be included in Chapter 9 or in the Appendix.

There were no more comments regarding Chapter 9.

Chairperson Martinie inquired regarding the option of having the contracted Zoning Administrator, Julie Lovelace, at regular Planning Commission meetings.

Gregory Ransford, who employs Julie Lovelace at his business, Fresh Coast Planning, stated that she could be available at the Chairperson’s discretion. Both Travis Vugteveen and Chairperson Martinie thought her attendance at regular meetings would be helpful, at least initially. Even though the Township Board agreed to leave the Zoning Administrator’s attendance at Planning Commission meetings up to the Planning Commission Chairperson, Travis Vugteveen, as the Township Board representative on the Planning Commission, will bring this issue up at the next Township Board meeting.

Bill Maschewske – Requested Planning Commissioners receive a copy of the monthly report from the Zoning Administrator for information.

New Business – None

Old Business -- None

Pay Bills

A motion was made by Travis Vugteveen and seconded by Steve Young to pay salaries for the May 1, 2022 Planning Commission meeting (one meeting, two member absent).
The motion carried unanimously.

Chairperson Martinie stated that Section 4.9B of the Zoning Ordinance, Private Roads, would be added to the agenda for the next regular Planning Commission meeting on May 24, 2022.

Gregory Ransford stated that the next materials to review for the updated Master Plan were Chapter 10, Implementation, and the maps. He also noted that he needs permission from the Township Board to work with Ottawa County GIS on the maps.

The fact that the Robinson Township website does not include up to date copies of the Zoning and Master Plan maps was discussed.

A motion was made by Travis Vugteveen and seconded by Michelle Gillespie to adjourn the Planning Commission meeting at 9:05 PM.
The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission