

ROBINSON TOWNSHIP PLANNING COMMISSION  
September 13, 2022

The special meeting of the Robinson Township Planning Commission was called to order at 7:02 PM at the Robinson Township Hall.

Present

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

Absent

Anne Goede

Also present was Township Planner Gregory Ransford. There were no members of the public present. The attendance sheet is not included as it contained no signatures.

Approval of Agenda

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

The motion carried unanimously with one member absent.

Adopting of Previous Minutes

A motion was made by Michelle Gillespie and seconded by Lydia Brown to approve the minutes of the August 23, 2022 joint Planning Commission and Township Board meeting as written.

The motion carried unanimously with one member absent.

A motion was made by Michelle Gillespie and seconded by Lydia Brown to approve the minutes of the August 23, 2022 regular Planning Commission meeting as written.

The motion carried unanimously with one member absent.

Master Planning

An introduction was given by Planning Consultant Gregory Ransford. Chapter 10 has been updated per Planning Commission request. The Appendix has also been updated to include the Citizen Survey and the Workshop information. He reported the following maps still need to be created.

1. Transportation Map.

2. Land Use Plan integrating the Lake Michigan Drive Commercial Overlay District (LMDCOD) and the Lincoln St. Overlay District (LSOD).
3. Farmland and Open Space Map.
4. Potential Public Lands and Recreation Map

Lydia Brown – Suggested using the Park Plan created by the Park Board for the Recreation Map.

Bill Maschewske – Noted that the Septic Suitability Map prepared by the County GIS Department does not match the original map included in the current Master Land Use Plan. The content of the legend had changed and the original legend should be restored on the electronic copy.

Chairperson Martinie suggested Maps be the first topic of discussion.

A discussion followed regarding the email communication between Treasurer Bonnie Hayward, Paul Sachs of Ottawa County Planning and Performance Improvement, and Planning Commissioner Bill Maschewske. It was still unclear what the differences are between the two Aquifer maps and exactly what the brown shaded recharge areas represented. Bill Maschewske agreed to contact Paul Sachs and Dr. David Lusch of Michigan State University if possible to get clarification.

The Natural Gas map was reviewed and it was noted that this map probably needs updating since additional lines had probably been run since the map was last reviewed. It was also noted that the legend did not appear to read correctly.

Agricultural and Open Space Lands map is a hand drawn map currently. It will need to be recreated by Ottawa County GIS.

The Truck Route map was noted to need revision since the truck routes were expanded for the construction of M-231.

After discussion, it was agreed to keep the School Districts map in the Master Plan since it was useful to new residents of the Township.

Travis Vugteveen suggested adding a new map of Internet providers in the Township and where service was available. The rest of the Planning Commission agreed.

The Parks and Recreation map was discussed and it was agreed that it needed to be checked for accuracy.

At this time, Chairperson Martinie called for comments regarding changes requested and made to Chapter 10, Implementation. There were no comments.

The Land Use Plan was next to be discussed and reviewed. The following changes were noted to be made.

1. Public/Quasi-Public Classifications –It was agreed to either plan for a private ownership zoning classification or just zone as if privately owned. It was agreed to get the input of Township Attorney Ron Bultje on which option to choose.
2. PUD – It was agreed to leave this as a zoning classification. It is adequately addressed in Chapter 10, Implementation.
3. In general, change all planned Rural Preserve lands to planned Rural Residential since there never has been a zoning classification to match planned Rural Preserve.

The following are specific changes to be made to bring the map up to date and better in conformance with uses.

1. Revise the SE corner of the intersection of 144<sup>th</sup> Ave. and Green St. to planned Residential.
2. Revise the previous golf course property on Osborn St. in Section 12 to planned Rural Residential. This property was recently rezoned from Agricultural to Rural Residential.
3. The Southeast corner of 144<sup>th</sup> Ave. and M-45 area that was planned Commercial was agreed to be revised to planned Agriculture and make the adjacent planned Rural Residential area planned Agriculture.
4. On the North side of M-45 in Section 23 (the former Schmidt property and current MDOT property), revise from planned Commercial to planned Agriculture to match recent zoning changes.
5. Add M-231.
6. Add the overlay districts, LMDCOD and LSOD.
7. Depending upon the input from Township Attorney Ron Bultje, add a section to Chapter 10 to state that if public property changes to private ownership, the zoning will revert to adjacent zoning on the map.
8. In the triangular piece of property in Section 12 on the North side of Bass Drive, revise to planned Agriculture and revise the parcel to the east to planned Rural Residential.
9. All of the above are documented and clarified on a marked-up Land Use Plan map that will be retained by Chairperson Martinie. Bill Maschewske has photographs of the proposed changes marked on the map.
10. The Planning Commission still needs to discuss growth boundaries.

New Business -- None

Old Business -- None

Pay Salaries

A motion was made by Travis Vugteveen and seconded by Lydia Brown to pay Planning Commission salaries for September 13, 2022 (One meeting, one member absent).  
The motion carried unanimously with one member absent.

Adjournment

A motion was made by Travis Vugteveen and seconded by Michelle Gillespie to adjourn the Planning Commission meeting at 9:15 PM.  
The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission