

ROBINSON TOWNSHIP PLANNING COMMISSION
November 1, 2022

The special meeting of the Robinson Township Planning Commission was called to order at 7:03 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 Planning Consultant Gregory Ransford. The attendance sheet is not attached.

Approval of Agenda

A motion was made by Travis Vugteveen and seconded by Lydia Brown to amend and approve the meeting agenda, delaying the approval of the October 25, 2022 Planning Commission minutes until the next meeting.

The motion carried unanimously with one member absent.

Adopting of Previous Minutes – Delayed until the next meeting.

Master Planning

The first item discussed was the various Master Land Use Plan maps with the same date but with different content. Gregory Ransford agreed to discuss this issue with Ottawa County GIS.

Work continued on marking up the current Master Land Use Plan Map. Changes were already made as directed by the Planning Commission at the September 13, 2022 Planning Meeting and the map is now dated “Draft 2022”.

Following discussion regarding each proposed change, the following were identified and revised on the Draft 2022 Master Land Use Plan Map.

1. Identify Connor Bayou County Park as Public Land.
2. Identify the MDOT wetlands reclamation and mitigation property (formerly the VanTimmeran property) on Bass Drive as Public Land.

3. Acknowledge the recent change in ownership of land at the East end of North Cedar St. from the Ottawa County Road Commission (Public Property) to private ownership.
4. Investigate the large area on North Cedar St. that is currently planned for Industrial. The current zoning of the property needs to be verified.
5. Investigate what should be done with the Commercial planned area on the East end of parcel 70-08-02-200-001.
6. Update the Primary Growth Area near 120th Ave and M-45 to reflect the Sub-Area Plan already adopted.
7. Add planned Mobile Home Park area near 128th Ave. and Fillmore St. to reflect current zoning.
8. Change the planning designation for the Village of Robinson to Rural Residential.
9. Change the area in Section 34N on the East side of 120th Ave. from Residential (HDR) to Rural Residential.
10. Cross-hatch the Flood Plain area since it is an overlay district and the underlying Planning (in most cases, Rural Residential) should be shown.
11. Change the Joe Walsh property on North Cedar St. to be planned for Rural Residential.

Bill Maschewske has a photograph of the changes made to the Draft 2022 Master Land Use Plan Map and Planner Gregory Ransford has the marked-up hard copy.

The various aquifer maps were discussed. It was agreed to include in the updated Master Land Use Plan both the aquifer map from Paul Sachs of Ottawa County Planning and Performance Improvement, which shows the deep aquifer recharge areas and areas of questionable quantity/quality, and the map from Dr. Lusch of MSU which includes shallow aquifer recharge areas.

Growth Boundaries were discussed. It was noted that Robinson Township did not have a physical barrier or natural feature than would coincide with where a growth boundary should be located. Planner Ransford noted that without the physical barrier or natural feature, the Growth Boundary did not have any particular significance beyond a zoning district boundary.

Pay Bills

A motion was made by Travis Vugteveen and seconded by Michelle Gillespie to pay salaries for the November 1, 2022 Planning Commission meeting (6 members present, one member absent). The motion carried unanimously with one member absent.

Adjournment

A motion was made by Lydia Brown and seconded by Steve Young to adjourn the Planning Commission meeting at 9:27 PM.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission