

ROBINSON TOWNSHIP PLANNING COMMISSION  
May 22, 2024

The rescheduled regular meeting of the Robinson Township Planning Commission was called to order at 7:00 PM. at the Robinson Township Hall.

Present	Absent
Shawn Martinie Bill Maschewske Travis Vugteveen Lydia Brown Phil Crum Steve Young Michelle Gillespie	None

Also present were Township Attorney Ron Bultje, contracted Planning Consultant Gregory Ransford, John Wood, and seven members of the public. The attendance sheet is attached.

Approval of Agenda

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

Adopting of Previous Minutes

A motion was made by Michelle Gillespie and seconded by Lydia Brown to approve as written the minutes of the April 23, 2024 Planning Commission meeting.  
The motion carried unanimously.

Non-Commission Member Inquiries and Questions

Adam MacMillan – Introduced himself and noted he is running for Robinson Township Supervisor in the election this fall.

Jane Longstreet – Introduced herself and noted she is currently the Robinson Township Deputy Clerk and is running for Trustee in the upcoming election.

Wendy Coon – Also introduced herself and stated she is running for Robinson Township Trustee this fall.

Alex Drew – Stated he represents Jack Dykstra Excavating and will comment during the public hearing.

Reports and Communications – None

Announcements -- None

Old Business – None

New Business

At this time, the introduction to the proposed updated Master Land Use Plan was presented.

Chairperson Martinie provided a brief introduction to the proposed Master Land Use Plan. It was noted that the first Master Land Use Plan, or General Development Plan, was adopted in 1978. In 1998, a major revision to the plan was made following a new Citizen Survey. The next major update to the Master Land Use Plan occurred in 2016 in response to newly constructed M-231. The intersections of M-231 and M-45 and Lincoln Street were made overlay districts with special provisions and this was incorporated into the Master Land Use Plan. The Chairperson then turned the presentation over to Planning Consultant Gregory Ransford of Fresh Coast Planning.

Planning Consultant Ransford continued the introduction. He gave his personal history and background as a Zoning Administrator for Robinson Township approximately 20 years ago, had since started his own planning consulting company and noted he was contracted by the Township to update the Master Land Use Plan starting in 2019 for the required 5-year review. Unfortunately, COVID 19 hit and made holding meetings in person difficult. A Citizen Survey was prepared and sent to all households in Robinson Township. Focus group meetings were also held with Citizens representing interests within the Township. These inputs were combined to determine the direction of the updated plan. He explained that the format had changed to reduce the size of the document and simplify use. Each Chapter consists of Goals, Recommendations, and Strategies. The process of adopting the proposed Master Land Use Plan was explained.

At this time, Chairperson Martinie gave an introduction to the Public Hearing for the proposed updated Master Land Use Plan. The rules of procedure were explained for the orderly conduct of the public hearing. The continuity of the updated Master Land Use Plan to the current Master Land Use Plan was noted. The public hearing was declared open.

There were no questions or comments from the Planning Commission and Chairperson Martinie opened the hearing to comments from the public.

Alex Drew (representing Jack Dykstra Excavating) -- Mr. Drew had several questions.

1. Noted they had submitted an end use plan years ago for their sand mine showing a residential development. Is this recognized?

Chairperson Martinie -- Stated the Township recognizes that the end use of most of the mining sites in the Township will be residential in some fashion. The Planning Commission has recently made adjustments to the proposed Master Land Use plan to accommodate this more readily.

2. Is it required that municipal water and sewer be connected?

Chairperson Martinie -- In general, the area is planned for Agriculture. There is no sewer available, so the ground must pass a perk test.

3. Is septic approval an Ottawa County function?

Chairperson Martinie -- Yes.

Jane Longstreet -- Likes the new format of the proposed Master Land Use Plan. It reads very easily. She noted the use of words like “encourage” or “strengthen” that were not mandatory.

Chairperson Martinie -- Noted the Planning Commission had struggled over terms such as “should” and “shall” in the text of the proposed Master Land Use Plan and tried to carefully choose the correct terms to describe items that were required compared to items that were encouraged. These terms are very important in implementing the concepts in the Zoning Ordinance.

John Wood -- He is very concerned about short term rentals (STR). He noted his area on Stearns Bayou only has electricity for utilities and his well water is very good. He inquired if STR are necessary. He is worried that investors will purchase residential properties for excessive prices for STR and change the character of the community.

Chairperson Martinie -- There is no mention of STR in the proposed Master Land Use Plan. He noted the Planning Commission is currently working on amending the Zoning Ordinance for STR following receiving input from a Citizen Survey that is currently in process. The Planning Commission is also very concerned about the effect STR may have on the community.

Jane Longstreet -- Are STR a commercial activity?

Chairperson Martinie -- That is correct. However, the Township also needs to recognize the wishes of the residents. The answer may be in how much time per year a residence may be rented as an STR. The start of the investigation is to analyze the input from the Citizen Survey.

Jane Longstreet -- Appreciated the Public Survey and noted that it strongly supported Agriculture and Rural Character. She was concerned about the intent of some farmers that may want to get out of farming.

Chairperson Martinie -- Explained that the desire of some farmers to get out of farming is a reality for several possible reasons. The proposed Master Land Use plan has no major changes to current protections.

Tom Killebrew (representing Jack Dykstra Excavating) – Noted that they are getting close to the conclusion of mining and there is a statewide shortage of aggregate. They may wish to start a new mining site.

Chairperson Martinie – Stated the Township position is to permit mining responsibly.

There were no more comments from the Planning Commission or the public.

A motion was made by Travis Vugteveen and seconded by Steve Young to close the public hearing at 7:45 PM.

The motion carried unanimously.

Chairperson Martinie – What is the next step?

Planner Gregory Ransford – Stated that he has prepared a document that includes a template motion by the Planning Commission for approving the proposed Master Land Use Plan.

The resolution prepared by Planner Ransford (copy below) for the Planning Commission was read by Chairperson Martinie and is included in its entirety below.

The motion to adopt the resolution as read was made by Michelle Gillespie and seconded by Shawn Martinie.

A roll call vote was taken.

Travis Vugteveen – Yes

Steve Young – Yes

Shawn Martinie – Yes

Bill Maschewske – Yes

Lydia Brown – Yes

Michelle Gillespie – Yes

Phil Crum – Yes

The motion carried unanimously.

RESOLUTION  
TOWNSHIP OF ROBINSON  
COUNTY OF OTTAWA, MICHIGAN

ROBINSON TOWNSHIP PLANNING COMMISSION  
RESOLUTION TO APPROVE MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Robinson Township Planning Commission prepared a proposed new Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, the Robinson Township Planning Commission made the necessary inquiries, investigations, and surveys of the appropriate resources of the Township, and considered the character of the Township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Master Plan, as proposed, will promote public health, safety and general welfare; will encourage the use of resources in accordance with their character and adaptability; will avoid the overcrowding of land by buildings or people; will lessen congestion on public roads and streets; and will facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and

WHEREAS, the Master Plan, as proposed, includes the material described in the following Table of Contents, Appendices, and Maps:

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## APPENDICIES

- Appendix A – Community Mapping
  - Master Plan Map
  - Soil Limitations for Residential Development without Public Sewer Map
  - Parks & Recreation Areas Map
  - Natural Gas Suppliers Map
  - Marathon Pipeline Map
  - Electricity Suppliers Map
  - Robinson Township Elevation Map
  - Air Strips Map
  - Designated Truck Route Map
  - Street Map
  - School Districts Map
  - Hydrology Features Map
  - Transportation Facilities 2022 Map
  - Merit Survey Respondents with a Minimum Speed of 100/20 Map & Merit Survey Respondents with a Minimum Speed of 25/3 Map
- Appendix B – M-231 Growth Areas
- Appendix C – Population and Economic Data, Robinson Township
- Appendix D – Robinson Township Master Plan Update Community Survey 2021 & Robinson Township Master Plan Public Workshops: Results Summary
- Appendix E – Water Supply System Master Plan for Robinson Township
- Appendix F – Wastewater Master Plan
- Appendix G – Aquifer Recharge in Robinson Township, Ottawa County – David P. Lusch. Ph. D., Professor Emeritus, Department of Geography, Environment, and Spatial Sciences, Michigan State University

WHEREAS, on December 13, 2023 the Robinson Township Board reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to surrounding municipalities and regional planning organizations as identified in the MPEA; and

WHEREAS, notice was provided to the surrounding municipalities and regional planning organizations as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Robinson Township Planning Commission held a public hearing on May 22, 2024 to consider public comment on the proposed new Master Plan, and to further review and comment on the proposed Master Plan; and

WHEREAS, the Planning Commission found that the proposed new Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

NOW, THEREFORE, IT IS RESOLVED, that the Robinson Township Planning Commission approves the Master Plan, as presented to the public on May 22, 2024.

The foregoing resolution was offered by Michelle Gillespie second offered by Shawn Martinie.

Upon roll call vote the following voted: "Aye": Travis Vugteveen, Steve Young, Shawn Martinie, Bill Maschewske, Lydia Brown, Michelle Gillespie, Phil Crum "Nay": None, with No members absent.

The Chairperson declared the resolution Adopted.

#### Pay Bills

A motion was made by Lydia Brown and seconded by Travis Vugteveen to pay salaries for the May 22, 2024 meeting (all members present).

The motion carried unanimously.

Any and All other Business That May Come Before the Commission – None

#### Adjournment

A motion was made by Travis Vugteveen and seconded by Steve Young to adjourn the Planning Commission meeting at 7:58 PM.

The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission

Attachment: Attendance Sheet for the May 22, 2024 Planning Commission meeting.