

ROBINSON TOWNSHIP PLANNING COMMISSION
August 26, 2025

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

Present

Shawn Martinie
Bill Maschewske
Kathy Kuck
Phil Crum
Steve Ambrose
Michelle Gillespie

Absent

Lydia Brown

Also present were Township Attorney Ron Bultje, Zoning Administrator Andrea Goodell, applicants Dan and Steve King, Jon DePoy of Nederveld representing the applicants, and Doug Marshall. The attendance sheet is attached.

Approval of Agenda

A motion was made by Michelle Gillespie and seconded by Kathy Kuck to approve the agenda of the August 26, 2025 meeting as written.

The motion carried unanimously with one member absent.

Adopting of Previous Minutes

A motion was made by Kathy Kuck and seconded by Shawn Martinie to approve as written the minutes of the July 21, 2025 Planning Commission meeting.

The motion carried unanimously with one member absent.

Non-Commission Member Inquiries and Questions – None

Reports and Communications

Steve Ambrose reported the following from the Township Board.

1. The Township Board approved Class B Earth Change renewals for both the S and M 108th Ave. Site and the South Cedar Site.
2. The Township Board followed the Planning Commission recommendation and denied the Bakale Rezoning Request.

Announcements -- None

New Business

Per Section 15.3 of the Zoning Ordinance, a Site Plan and Special Use application had been received from HAM Worldwide, LLC /DK Construction to operate a Marine Construction Facility on property zoned I-2 on North Cedar St. North of the Clark Farm Mining Site and between North Cedar St. and the Grand River.

Chairperson Martinie invited the applicants to make a presentation of their project.

Mr. Jon DePoy of Nederveld and representing HAM Worldwide, LLC, described the applicant's history with the parcels of land involved. The applicants submitted a Zoning Text Amendment Request to amend the language of the I-2 Zoning District to include Marine Construction Facilities. The Township responded by amending the I-2 Zoning District text to include Marine Construction Facilities as a Special Use under specific conditions. The applicants are now making application for the construction of a 60 ft. by 100 ft. combined office/warehouse building and have submitted a Site Plan for the building and the Marine Construction Facility in addition to the required Special Use Application. The applicant now owns the property.

Chairperson Martinie – Does the work area need any preparation?

Jon DuPoy –No.

Steve Ambrose – Is any dredging required to run barges up and down the Grand River?

Jon DuPoy – Not at this time, but the river is always changing.

Chairperson Martinie – Comparing the Site Plan and the elevation views of the buildings, it appears that one of them is incorrect regarding the orientation of the building.

Jon DuPoy – The elevation view is incorrect. The building ridge runs east and west.

Chairperson Martinie – No electrical connection is shown to the building.

Jon DuPoy – There is an electrical service at the site.

Chairperson Martinie – Are you planning to provide electrical service overhead or underground? The Zoning Ordinance requires it to be underground.

A discussion followed among the applicants and it was agreed electrical service to the proposed building would be underground.

Chairperson Martinie requested questions from the Planning Commission relative to the applications.

Bill Maschewske –

Section 31.7 (D) – Is the culvert and conveyor system still under North Cedar St. from the Clark Farm Earth Change Site?

Dan King – It is filled in.

Section 31.7(E) – The Zoning but not the uses of adjacent properties are identified.

Applicants – The three parcels adjacent at the Northwest corner of their parcel are vacant but zoned R-1. The Charles Kevin parcel has a dwelling but is not adjacent.

Section 31.7(G) – Will materials be delivered to and from the site by truck?

Jon DePoy – Yes. Materials will include steel, pipe, wood, and aggregate.

Section 31.7(I) – The well and septic locations are not shown as required.

Jon DePoy – They will be located per the Ottawa County Health Department.

Section 31.7(M) – Is there any soil boring data?

Jon Depoy – Borings will be done by the Ottawa County Health Department.

Section 31.7(O) – Will you construct a dock in the lagoon?

Jon DePoy – Nothing is planned.

Section 31.7(S) – Will there be any outdoor trash receptacles?

Jon DePoy –No, the only trash container will be inside the building and it will be a roll cart.

Section 31.7(T) – Will there be any fuel or chemical storage on site?

Dan and Steve King – There will be no chemical or fuel storage on site. Fuel will be by pickup truck or 5- gallon cans.

Section 31.7(W) – How many employees will be on site?

Dan King – Three to five.

Section 31.7(X) – What is the construction schedule?

Jon DePoy – They will start as soon as approved.

Property Line Adjustment – Please explain and when does this happen?

Jon Depoy – Showed maps of the current configuration compared to the Site Plan. The reconfiguration will happen as soon as they get Township Approval for the project. The West property line will be made a straight line to line up with the property line near the river. The new parcel will be 52.83 acres.

Section 31.7(AA) – Is there a setback distance from the Grand River per State regulations?

Zoning Administrator Goodell – No.

Section 31.7(BB) – No proof of financing submitted.

Dan and Steve King – The project will be self- financed.

There being no more questions on the Site Plan Application, the Chairperson requested comments regarding the Standards for Site Plan Review in Section 31.8 of the Zoning Ordinance. Lettering follows the lettering in Section 31.8 of the Zoning Ordinance. The Planning Commission agrees with the findings of the Zoning Administrator found in Italics in her Memorandum dated July 30, 2025 and attached to these minutes. Additional comments of the Planning Commission are found below.

Section 31.8

- A. Acceptable.
- B. Acceptable.
- C. It was noted there will be some truck traffic to and from the site.
- D. Not applicable.
- E. There will be virtually no disturbance except the addition of the building.
- F. Acceptable.
- G. Acceptable.
- H. Following lengthy discussion, it was agreed that no additional screening beyond the natural undisturbed tree growth on the site was necessary along the West and East Site parcel lines outside the flood plain until such time that the parcels are no longer vacant. This will be a condition of approval if such motion is made.
- I. On-site treatment of wastewater will be approved and permitted by the Ottawa County Health Department.
- J. Power from the overhead line must be underground.
- K. The outdoor storage and work areas were reviewed with the applicants and they were satisfied with the amount and locations shown on the Site Plan.
- L. Space appropriate for the safe turn around of a fire truck must be designated near the work area. If approval is recommended, this will be a condition of approval.
- M. Water and sanitary sewer shall be per the Ottawa County Health Department.
- N. There will be no sign.
- O. The building design is acceptable.
- P. The Bicycle Path along North Cedar St. meets the requirements. The internal path on the Site is not for public use.

Next reviewed were the Standards for Special Uses found in Section 32.5 of the Zoning Ordinance. Lettering follows the lettering in Section 32.5 of the Zoning Ordinance. The Planning Commission agrees with the findings of the Zoning Administrator found in *Italics* in her Memorandum dated July 30, 2025 and attached to these minutes. Additional comments of the Planning Commission are found below.

Section 32.5

- A. Acceptable.
- B. Acceptable.
- C. Minimal impact expected.
- D. Not a significant change in traffic expected.
- E. Ottawa County Health Department will regulate.
- F. The applicant intends to work approximately 8:00 AM to 5:00 PM but may work any daylight hours as business may occasionally require.
- G. Impact will be minimal or none.
- H. Meets requirements.
- I. Standard is met.
- J. Standard is met.
- K. Standard is met.
- L. Not applicable. No Earth Change is planned.

Outdoor Lighting was discussed and it was noted that Dark Sky Compliance is required. This would be a condition of approval if recommended to the Township Board.

At this time, a motion was made by Kathy Kuck and seconded by Michelle Gillespie to recommend to the Township Board approval of the Site Plan and Special Use Application from HAM Worldwide, LLC and DK Construction. The Site Plan and Special Use Application include :

- Cover letter dated 7/31/2025 by Nederveld
- Updated project narrative submitted 7/31/2025 by Nederveld
- Revised Site Plan submitted 7/31/2025 by Nederveld
- Special Use Application, dated 3/17/2024 by Steve King
- State of Michigan Warrant Deed, dated 4/15/2024
- Building Elevations and Floorplan, dated 6/6/2025, by BEX Engineering

The approval is based upon meeting the Standards in Sections 15.3, 31.8, and 32.5 as stated in the Zoning Administrators Memorandum and as recorded in the minutes.

Approval is recommended with the following conditions:

1. Space appropriate for safe turnaround of a fire truck must be designated near the work area.
2. Ottawa County Health Dept. approval of well and septic is required prior to issuance of a building permit.

3. Compliance with the applications and the representations of the applicants recorded in the minutes.
4. Compliance with all Federal, State, County, and Township Ordinances.
5. All outdoor lighting shall be Dark Sky Compliant.
6. The requirement for paved parking area is waived under the circumstances.
7. The requirements of Section 15.3(H)(1) for a fence or berm is deferred for adjacent non-industrial zoned properties to the East and West of the subject I-2 Zoned site owned by HAM Worldwide until the parcels are no longer vacant.

A roll call vote was taken.

Phil Crum – Yes

Michelle Gillespie – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Steve Ambrose – Yes

Kathy Kuck – Yes

The motion carried unanimously with one member absent.

Jon DePoy – Asked the following questions.

1. When is the Township Board meeting that will decide on the Site Plan and Special Use?
The Zoning Administrator responded that due to the 15- day noticing requirement, it will be the second Wednesday in October.
2. What needs updating in the application?
The Zoning Administrator provided the following.
 - Orient the building correctly in the Elevation drawing.
 - Show designated turn-around area.
 - Show Dark Sky Compliance for outdoor lighting.

Old Business -- None

Pay Bills

A motion was made by Michelle Gillespie and seconded by Phil Crum to pay salaries for the August 26, 2025 Planning Commission meeting.

The motion carried unanimously with one member absent.

Any and All Other Business That May Come Before the Board

The September Special meeting of the Planning Commission was scheduled for September 11, 2025 and the September Regular meeting for September 24, 2025.

Adjournment

A motion was made by Steve Ambrose and seconded by Shawn Martinie to adjourn the Planning Commission meeting at 8:40 PM.

The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachments:

Sign In Sheet for the August 26, 2025 Planning Commission Meeting

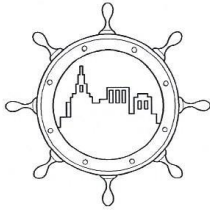
Zoning Administrator Goodell Memorandum dated July 30, 2025 regarding Grand River Marine Construction/HAM Worldwide Special Use Permit and Site Plan Review



SIGNATURE

Deed of Purchase
 7 Jon DeRoy
 New Bedford

John Marshall
J. B. B.



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MEMORANDUM

To: Robinson Township Planning Commission
From: Andrea Goodell
Date: July 30, 2025
Re: Grand River Marine Construction/HAM Worldwide Special Use Permit & Site Plan Review

Attached is a special use permit application and site plan from HAM Worldwide/DK Construction to construct a marine construction facility. The Subject Property is on North Cedar Drive, between 120th and 108th avenues, parcel Nos. 70-04-34-200-003, 70-04-34-200-004, and 70-04-34-400-003.

As you will recall, the Planning Commission recommended the creation of the marine construction special land use for the I-2 Industrial Zoning District last year at the request of HAM Worldwide.

A public hearing is scheduled for your August 26, 2025, meeting.

The following is our review of the special land use request as well as the site plan.

Observations and Findings

- The property is zoned I-2 Industrial and is approximately 77 acres in area.
- The current driveway is gravel and reaches across the depth of the property. The parking lot is proposed to be gravel. The applicant is requesting the 10-space parking lot be allowed to be gravel as well. The Planning Commission should discuss whether pavement shall be required. Per 22.2(B), parking and drives shall be paved with a durable, concrete or bituminous asphalt surface and graded to provide adequate drainage. However, the section also gives the Planning Commission the power to allow alternate surfacing, such as gravel, if it can be demonstrated that the use of the parking area will be low in volume, infrequent, and intermittent, which based on the site plan and narrative, this would be.

Robinson Township Zoning Ordinance Review

For your convenience, below is the section of the Robinson Township Zoning Ordinance (RTZO) that defines Marine Construction Facility (3.77.2.1) and the section that outlines the requirements it must meet [15.3(H)] for a special land use.

Section 3.77.2.1 MARINE CONSTRUCTION FACILITY

A facility that may include structures, buildings, grounds, and uses in or adjacent to the Grand River used for the transportation, construction, servicing, and maintenance of marine-related equipment and structures, including but not limited to docks, piers, and seawalls, and for servicing, repairing, and maintaining vessels related to such activities.

15.3 USES REQUIRING SPECIAL APPROVAL

(H) Marine construction facility with accessory activities and storage on property abutting the Grand River. Notwithstanding Section 15.5, the Township Board may approve outdoor storage in the required side and rear yards where the lot abuts the water's

edge. Additionally, the Board may permit outdoor storage to exceed twenty (20) percent of the square foot area of the principal building(s) upon the premises, based upon a consideration of the overall size of the lot. In any event, the following requirements must be met.

(1) A one hundred (100)-foot landscaped buffer shall be maintained along any lot line not abutting the water. A buffer abutting a property zoned in any district other than Industrial, and any buffer abutting a street, must provide an eight (8)-foot berm or an eight (8)-foot privacy fence.

(2) A minimum setback from the water's edge as determined by the State shall be maintained. State approval must be submitted at the time of application for this special use.

(3) The marine construction facility shall not materially obstruct any neighboring view of the waterfront.

The application has been reviewed and found generally complete. We find the proposal generally meets all of the requirements set out in the RTZO. As you will see in the site plan (attached), a 100-foot permanent buffer, much of which includes trees along the west, east, and north (waterside) borders of the property and a berm and woodlands along the street-side/south border of the property are already in place. From the site plan, it does not appear the project would obstruct the view of the water for any of its neighbors.

The storage areas are outside the 100-year floodplain, and the State of Michigan does not require a minimum setback from the floodplain elevation under Part 31.

Chapter 22 OFF-STREET PARKING AND LOADING

Section 22.3 requires minimum parking spaces depending on use. The proposed building would be 6,000 square feet—2,640 SF of office space, 3,360 SF of warehouse/storage space. Based on Table 22.2 of the RTZO, approximately 10 to 11 (10.48 per the formula) parking spaces would be required. The ordinance does not specify whether partial numbers must be rounded up or down. It would be up to the PC's discretion.

Office (1 space per 300 SF) = 2,640 SF/300 = 8.8 parking spaces

+

Warehouse/Storage (1 space per 2,000 SF) = 3,360 SF/2,000 = 1.68 parking spaces

=

The applicant has proposed 10 parking spaces, including one ADA space.

Township Department Reviews

Township Fire Department

The Fire Chief is satisfied with the plans. The proposed building will use the existing access points and 24-foot-wide internal two-way drive aisles. The applicant has expressed they are willing to designate an area to remain clear for fire trucks to turn around.

Site Plan Review Standards

As you are aware, prior to recommending approval of a site plan, the Planning Commission shall find that the following standards are satisfied. For your convenience, we offer Staff comments in *italics* below each standard:

Section 31.8 Standards for Site Plan Review

Approval of a detailed site plan shall be granted only if it meets all applicable requirements set forth in this Ordinance. Unless a more specific design standard is provided for in this Ordinance, all uses, sites, and structures subject to site plan review shall comply with the following standards.

- (A) Master Plan and M-231 Sub-Area Plan. Proposed uses and development activity shall be substantially consistent with the Robinson Township Master Plan, as supplemented by the M-231 Sub-Area Plan.

The property in question is not located within the Lincoln Street or Lake Michigan Drive Commercial Overlay Districts. The Robinson Township Master Plan's (RTMP) goals for the industrial sector include preserving the rural nature of the community, dark sky compliant lighting, and integration of industrial uses with surrounding development "through appropriate structures, landscaping, greenbelts, adequate access, parking, and pedestrian pathways." The RTMP recommends outdoor parking and storage be set back.

The Master Plan Transportation Chapter also sets as a goal the promotion of integrated shared use paths. Such a path exists on this site.

Given the size of the property, the nature of the use, and the uses of most of the surrounding properties, Staff finds the use to be compatible with the surrounding properties and the Master Plan. If the Planning Commission (PC) agrees, this standard may be met.

- (B) Connectivity. Pathways for bicycles and pedestrians shall be incorporated throughout the development and along all perimeter streets to ensure connectivity between internal uses and with adjacent properties.

The site plan shows an existing bike path along North Cedar Drive. An existing trail meanders within the I-2 site itself, avoiding proposed work areas. If the PC finds this adequate, this standard may be met.

- (C) Traffic Circulation. The number, location, size of access and entry points, and internal vehicular and pedestrian circulation routes shall be designed to promote safe and efficient access to and from the site, and circulation within the site. In reviewing traffic features, the number, spacing, and alignment of existing and proposed access points shall be considered relative to their impact on traffic movement on abutting streets and adjacent properties.

As stated above, the Fire Chief is satisfied with the plan given the adequate turn-around space. The proposed building will use the existing access points and 24-foot-wide internal two-way drive aisles. These appear adequate for safe and efficient traffic circulation. If the PC agrees, this standard may be met.

- (D) Interior Street Connectivity. Streets or private roads may be required to be extended to exterior lot lines in order to allow connection to existing or planned streets on adjacent parcels, to provide for secondary access, to establish continuity of the circulation system, and to reduce traffic and impact to the transportation network.

This standard does not appear to apply.

- (E) Natural Resource Preservation. Site design shall prioritize the preservation of natural features, such as steeper slopes, wetlands, significant hardwood tree stands, streams, and other significant site characteristics. Applicants must demonstrate how alternatives were considered

during the planning process and shall provide justification for the selected development alternative.

The existing stands of trees around the perimeter of the property are to be untouched and remain as a buffer, and so will be unaffected by this construction. They are labeled as such on the site plan. If the PC agrees, this standard may be met.

- (F) Stormwater. Stormwater detention and drainage systems shall be designed so the removal of surface waters will not adversely affect neighboring properties or public stormwater drainage systems and shall maintain or improve predevelopment conditions.

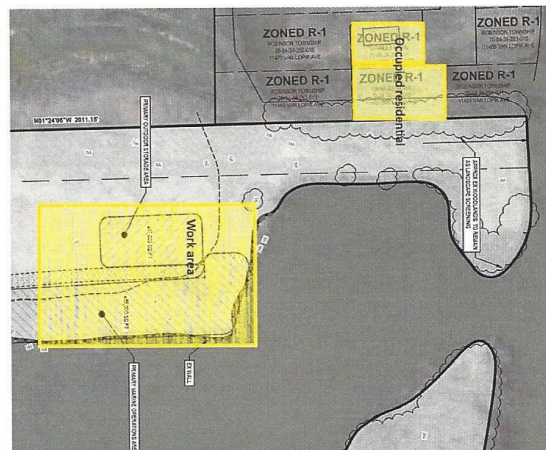
The applicant has proposed gutters and natural drainage for the warehouse facility. No additional pavement is planned and stormwater will drain as it had prior to construction.

- (G) Landscaping. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing unnecessary tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas. Provision or preservation of landscaping may be required to ensure that the proposed uses will be adequately buffered from one another internally and from surrounding property.

The existing landscaping will not be affected. Given the size of the property, the neighboring properties could be adequately buffered. The PC should discuss whether this standard may be met.

- (H) Screening. Where commercial uses abut residential uses, appropriate screening consisting of attractively designed, opaque fencing or equivalent landscaping shall be provided to shield residential properties from noise, headlights, and glare.

Properties on the eastern and western borders of the property are zoned R-1. Most are owned either by the Township or HAM Worldwide. There is one dwelling abutting the northernmost portion of the west lot line. An existing group of trees acts as a natural barrier here. From GIS imagery, the stand appears to be two or three trees deep. The PC should discuss whether additional screening (e.g.; evergreens) is necessary. Given the approximately 1,500-foot



distance to the work site, this standard may be met. Above is a snippet of the area with the occupied residential area and the work area highlighted for your convenience.

- (I) On-site Treatment. Outside of utility service areas or prior to sanitary sewer availability, land use intensity shall be scaled appropriately based on the capability of on-site systems to adequately accommodate usage. On-site treatment systems shall be designed to protect groundwater and surface water quality to the maximum extent possible.

According to the narrative, the applicant plans to apply for a septic and well permit for the proposed building following this process. Receiving the septic and well permits may be a condition of approval. As such, this standard may be met.

- (J) Utility Service. All utility service shall be underground, unless deemed impractical by the Township, on the basis of the size of the development, the cost of placing utility service underground, the character of the area, and such other factors as are deemed important by the Township.

Overhead power lines already exist. You may discuss whether it would be practical to require they be moved underground. Pending your deliberations, this standard may be met.

- (K) Exterior Uses. Exposed storage areas, machinery, heating and cooling units, service areas, loading areas, utility buildings and structures, and similar accessory areas shall be located to have a minimum negative effect on adjacent properties, and shall be screened, if reasonably necessary, to ensure compatibility with surrounding properties.

The outdoor storage and work areas are along the water and generally screened from neighboring properties by the existing trees. The PC should discuss whether this standard may be met.

- (L) Emergency Access. All buildings and structures shall be readily accessible to emergency vehicles. Prior to approval or as a condition of approval, building layouts, internal circulation, and other site characteristics that affect life safety shall be reviewed and approved by the appropriate public safety official or fire marshal.

As stated above, the Fire Chief is satisfied with the plan as long as fire trucks can safely turn around. The property is mostly flat land and can accommodate any manner of emergency vehicle, according to the applicant. As such, this standard may be met.

- (M) Water and Sanitary Sewer. Water and sanitary sewer installations shall comply with all Township, County and State specifications and requirements, and the utility service area policies outlined in the M-231 Sub-Area Plan, as applicable.

As stated above, according to the narrative, a well permit will be applied for if this process concludes favorably for the applicant. As such, this standard may be met.

- (N) Signs. Signs shall be located to avoid the creation of distraction and visual clutter. They shall be designed to be visually compatible with the architecture of the principal structure. Sites with multiple signs should incorporate common design theme.

No signs are planned for the site. As such, this standard is not applicable.

- (O) Building Design. To the maximum extent reasonable, new or substantially remodeled buildings shall be reasonably compatible in appearance with, or shall enhance, the established general character of other buildings in the immediate vicinity or development.

The proposed office/warehouse building would appear to be compatible with the nearest neighboring buildings—mining sites across North Cedar Drive, both being industrial in nature. If the PC agrees, this standard may be met.

- (P) Civic Space. At least one (1) civic space shall be provided per development, including but not limited to small parks, playgrounds, fountains and sitting areas, or other similar elements. The developer shall provide civic space that is designed and sized commensurate with the scale of the proposed development, intended user, level of public access, occupant load, and type of lot

The existing trail within the site and bike path along North Cedar Drive appear to meet the requirement for inclusion of civic space. If the PC agrees, this standard may be met.

Section 32.5 General Standards for Considering Special Uses

- (A) The size, character and nature of any buildings or structures to be erected, constructed or located upon the lot shall not create serious social, economic or visual conflicts with adjacent land uses or the immediate neighborhood.

The proposal would seem to create minimal traffic and to blend in with the surrounding uses. As such, this standard may be met.

- (B) The proposed use of land, buildings or structures shall not create substantial adverse or hazardous environmental conditions for adjacent property owners or the surrounding neighborhood. For the purposes of special use review only, "environmental conditions" shall include, but not be limited to the following general categories.

1. Dispersion of light, heat or other forms of radiant energy.
2. Soil, air, and water quality and movement.
3. Noise, both volume and pitch.
4. Abundance and type of wildlife and vegetation.

The proposed marine construction site would minimally alter the landscape and operate during daytime business hours without any significant dispersion of light, heat, or other forms of radiant energy. The applicant expects noise of daily operations to be mitigated by the size of the property. As such, this standard may be met.

- (C) The concentration of population or land use resulting from a special use shall not be so substantially greater than the population or use density prevailing in the surrounding area so as to increase the likelihood of further requests for other land use changes which, if granted, would not conform to the land use types, patterns or density proposed for the surrounding area by the Township Master Land Use Plan.

The proposal is expected to have minimal effect on the concentration of population and land use. As such, this standard may be met.

- (D) Vehicular and pedestrian traffic circulation shall be designed to minimize conflicts on public streets and upon the property involved and to provide safe and convenient parking in relation

to streets, pedestrian walkways and adjoining properties or parking areas. Parking and loading space shall be provided according to the needs of the particular use.

The proposal is not likely to increase traffic significantly. As such, this standard may be met.

- (E) Safe and adequate water supply and sewage disposal facilities shall be provided as required by County and State regulations and shall be designed for compatibility with existing systems and future development.

The Ottawa County Health Department will review all applications for well and septic systems as needed. As such, this standard may be met.

- (F) The period of day and times of the year during which a special use activity commences or continues should be reasonably related to both the use and the neighborhood or area in which it is proposed.

The applicant anticipates operating during normal business hours. However, the Planning Commission can establish hours of operation to ensure the use commences in a reasonable fashion for the neighborhood. As such, this standard may be met.

- (G) The proposed use shall not create excessive additional demand, at public cost, for public facilities and services.

No public facilities or services will be used by the site. There will be minimal impact to the road, and the Fire Chief is content with the plan. As such, this standard does not apply.

- (H) The proposed use shall meet all additional standards or conditions of eligibility which are specified elsewhere in this Ordinance.

The application appears to meet the requirements of the RTZO. As such, this standard may be met.

- (I) The proposed use shall be consistent with the intent and purpose of the Zoning District in which it is proposed to be located, with the overall intent and purpose of this Ordinance, and with other applicable ordinances and statutes.

Last year, the PC approved changes to the RTZO to allow Marine Construction Facilities as special uses in the I-2 Zoning District. This proposal appears to meet those standards. As such, this standard may be met.

- (J) The proposed use shall comply with any standards specified in the Chapters of this Ordinance corresponding to the Zoning District wherein the special use is proposed.

The proposal meets setbacks and other requirements of the RTZO. As such, this standard may be met.

- (K) The proposed use shall comply with any standards specified in Chapter 3, Definitions, and Chapter 4, General Provisions.

The proposal appears to comply with the definition of Marine Construction Facility in the RTZO (Section 3.77.2.1). As such, this standard may be met.

- (L) The proposed use shall comply with the requirements, terms and conditions of the Robinson Township Earth Change Ordinance, as amended, as if the Earth Change Ordinance applied to special uses.

The proposal does not have related earth changes subject to the Robinson Township Earth Change Ordinance. As such, this standard may be met.

Planning Commission Considerations

As the Planning Commission deliberates this application, we believe the following warrant your review and consideration. They are listed in no particular order:

- Whether the proposed parking lot shall be paved
- Whether the trees along the western edge of the property are sufficient to shield neighboring residential property.

Recommendation and Draft Motion

We believe a recommendation of approval is appropriate. In an effort to assist with your formulation of a motion in that regard, we offer the following motion for your consideration. In the event a motion is offered to deny, we will gladly draft that motion for consideration at your next meeting based on your direction.

Motion to recommend to the Board approval of the site plan as presented, which includes:

- Cover letter dated 7/31/2025 by Nederveld
- Updated project narrative submitted 7/31/2025 by Nederveld
- Revised Site Plan submitted 7/31/2025, by Nederveld
- Special Use Application, dated 3/17/24 by Steve King
- State of Michigan Warrant Deed, dated 4/15/2024
- Building Elevations and Floorplan, dated 6/6/2025, by BEX Engineering

With the following conditions:

- Space appropriate for safe turnaround of a fire truck could be designated near the work area.
- Ottawa County Health Department approval of well and septic shall be required prior to issuance of a building permit.
- Consider requiring evergreen screening on the northwest section of the property.
- [insert condition]

If you have any questions, please let us know.

Andrea Goodell
Planning and Zoning Administrator

Attachments