

## Robinson Township Planning Commission Meeting

July 21, 2025

Meeting was called to order at 7:01pm

All members were present except for Bill Maschewske

Also present were Township Attorney Ron Bultje; Zoning Administrator Andrea Goodell; Applicants John Bakale and Steve Czadzeck; Mark Sloothaak and Phil Johnson and 4 members of the public.

Approval of agenda:

Motion made by Michelle Gillespie to approve agenda as written seconded by Phil Crum.  
Motion carried unanimously with one member absent.

Adopting of previous minutes:

Motion made by Steve Ambrose and seconded by Shawn Martinie to approve the July 10<sup>th</sup> minutes as written. Motion carried unanimously with one member absent.

Non-Commission member Inquiries and questions – none

Reports and Communications – None

New Business:

1. Renewal of mining permit for S&M 108<sup>th</sup> Street site – Class B earth change renewal. Phil Johnson gave an overview of the site – stated that reclamation for past cells have done well. Cells 3, 6 & 7 are currently active. Zoning administrator toured the site. Well logs were provided to PC members – these go back to 2016. Steve inquired as to what the logs show us – Shawn provided an explanation that it shows the history of the well performance during digging.

A motion was made to recommend approval of the Class B earth change renewal for S&M 108<sup>th</sup> Street site by Shawn Martinie and seconded by Lydia Brown based upon

Compliance with Article VII Section 2(e) of the Earth Change Ordinance and the verbal and written report from the Zoning administrator subject to the same conditions as previously in place.

A roll call vote was taken:

Phil Crum – Yes

Michelle Gillespie – Yes

Lydia Brown – Yes

Shawn Martinie – Yes

Steve Ambrose – Yes

Kathy Kuck – Yes

The motion carried unanimously with one member absent.

2. Renewal of mining permit for S&M South Cedar Site – 104<sup>th</sup> Ave. Phil Johnson gave an overview of the site – Cells 3, 6 & 7 are open.  
Lydia noticed that the 1<sup>st</sup> Parcel number has a typo in it – it should be 70-08-13-100-003, not 033. Phil confirmed the permit is correct – this was a typo in the document.

A motion was made to recommend approval of the Class B earth change renewal for S&M South Cedar Site 104<sup>th</sup> Ave by Shawn Martinie and seconded by Kathy Kuck based upon Compliance with Article VII Section 2(e) of the Earth Change Ordinance and the verbal and written report from the Zoning Administrator subject to the same conditions as previously in place.

A roll call vote was taken:

Phil Crum – Yes

Michelle Gillespie – Yes

Lydia Brown – Yes

Shawn Martinie – Yes

Steve Ambrose – Yes

Kathy Kuck – Yes

The motion carried unanimously with one member absent.

Old Business:

Public Hearing Zoning Ordinance Map Amendment Request – John Bakale – parcel #70-08-23-400-024 – rezone from A1 to B2.

Public hearing declared open at 7:23pm

Steve Czadzeck, representing John Bakale gave an overview of the history and what they are looking to do. They want to clean up lease agreements regarding a 6.74 acre piece on the corner of M-45 & along 104<sup>th</sup>. The property is currently split zoned and would like to re-zone the entire property to B2. The current zoning traces back to the 1949 zoning ordinance. The parcel across the street is also split zoned.

Public Comment: none

Motion to close the Public hearing was made by Lydia Brown and seconded by Michelle Gillespie. Motion carried unanimously with one member absent.

Chairperson Martinie explained the 3 C's that the Planning Commission needs to consider when reviewing this type of re-zoning request:

Consistency with the Master plan map and text: (In this case it is not consistent with the recently adopted Master Plan to extend the existing commercial zoning further north).

Compatibility of the uses of the surrounding area and zoning: (Extending the B2 zoning north would encroach on residential properties. This would not be compatible with Commercial).

Capability of supporting the requested uses: (Considered all possible uses that are allowed in B2 and determined that the property might support some of those, the planning does not).

Chairperson Martinie further explained that this request does not meet the three C's above and therefore is not able to recommend approval of this re-zoning.

John Bakale inquired as to why the front portion of the property is zoned B2 and it is ok there and not here. Chairperson Martinie stated it was a valid point however we just recently updated our Master Plan and took specific actions to protect our AG lands from encroachment. There is no intention to take any existing commercial zoning away, but this is not an area that we wish to expand Commercial in.

Lydia Brown mentioned that the property directly across 104<sup>th</sup> Ave is commercial, and the portion of the applicant's parcel that is currently zoned B2 extends further north than where we denied prior request for B2 zoning.

Steve Czadzeck - was that piece that was denied prior B1? No, it was already split zoned B1/B2, and they had requested to have it rezoned to all B2 and it was denied.

Motion was made by Shawn Martinie and seconded by Lydia Brown to recommend Denial of the rezoning request due to lack of compatibility of the master plan and to be consistent with the prior rezoning decision on neighboring properties.

Roll call vote was taken:

Phil Crum – Yes

Michelle Gillespie – Yes

Lydia Brown – Yes

Shawn Martinie – Yes

Steve Ambrose – Yes

Kathy Kuck – Yes

Motion carried unanimously with one member absent.

Pay Bills:

A motion was made by Kathy Kuck and seconded by Lydia Brown to pay salaries for July 21, 2025, Planning Commission meeting – with one member absent. Motion carried.

Any and all other Business: - None

Adjournment:

A motion was made by Phil Crum and seconded by Kathy Kuck to adjourn the meeting at 7:48pm.

Motion carried unanimously with one member absent.

Respectfully submitted,

Robinson Township Planning Commission