

ROBINSON TOWNSHIP PLANNING COMMISSION  
February 12, 2026

The special 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 Steve Ambrose Lydia Brown Kathy Kuck Michelle Gillespie	Phil Crum

Also present were contracted Planner Gregory Ransford, and three members of the public The attendance sheet is attached.

Approval of Agenda

A motion was made by Shawn Martinie and seconded by Kathy Kuck to approve the agenda of the February 12, 2026 meeting as amended to include Non-Commission Member Inquiries and Questions.

The motion carried unanimously with one member absent.

Adopting of Previous Minutes

A motion was made by Kathy Kuck and seconded by Michelle Gillespie to approve as written the minutes of the January 28, 2026 Planning Commission meeting.

The motion carried unanimously with one member absent.

Non-Commission Member Inquiries and Questions

Teri Hodgson of 11131 104<sup>th</sup> Ave. was present to inquire about what could be done about blight, in particular, demolition derby cars parked on an adjacent parcel to her property. The subject property has a pole barn but stores the vehicles outside.

Chairperson Martinie – Stated this issue was briefly brought to the Planning Commission at the January meeting by the Zoning Administrator, who stated it appeared this was not a violation per the Zoning Ordinance.

Teri Hodgson – Referred the Planning Commission to Sections 3.57 and 4.20 of the Zoning Ordinance which she felt indicated the demolition derby vehicles were considered junk and are in violation per the Zoning Ordinance.

Gregory Ransford – As the acting Zoning Administrator, he made an appointment with Ms. Hodgson. He will also get Supervisor MacMillan involved.

Allison Church of 13982 Lake Michigan Drive noted that she has purchased the A and L Farms property on Lake Michigan Drive, including the migrant housing and storage buildings along with 38 acres. She is interested in using the storage building as a wedding venue as an agri-tourism function while growing 15 acres of blueberries and Christmas trees. The migrant housing (front building) will be used as a farm market. Part of the rear building would be a combination of event center and farm storage

Chairperson Martinie – Explained that wedding venues are at this time proposed as a Special Use in the Agricultural Zoning District and are not approved at this time. The Planning Commission also explained the requirements to qualify for the farm market and tentatively, the wedding venue. Chairman Martinie stated the request seemed to satisfy the tentative requirements; however, the legislation is not yet adopted.

#### New Business

The purpose of this special meeting was to review changes to the Zoning Ordinance proposed by Gregory Ransford, the Township contracted Planner and Principal from Fresh Coast Planning, following the adoption by Robinson Township of a new Master Land Use Plan. The proposed changes for this meeting are in response to a General Audit of the Zoning Ordinance in addition to open items from previous Planning meetings. The items were reviewed in approximately the order they appear in the Memorandum dated January 22, 2026 by Gregory Ransford (copy attached). The following is a list of the Zoning Ordinance sections reviewed and the consensus of the Planning Commission regarding accepting, revising, or rejecting each proposal. If the change is rejected, the proposed Zoning Ordinance text remains unchanged. **Action Items** are in **Bold** text.

#### Previous Direction

1. Lot vs. Parcel – It was agreed to use the current adopted Zoning Ordinance definition of “Lot”. Proposed changes to individual sections of the Zoning Ordinance would be included later under “Lot” or “Parcels of land”.
2. **Exclusionary Zoning – This issue is waiting for the Township Attorney to respond to an inquiry made by Planner Ransford.**

3. **Section 4.33 – Delete “Building Inspector or” such that only the Zoning Administrator could request the subject report. The Building Inspector does not enforce the Zoning Ordinance.**
4. **Section 4.46(B)(10) – Change from “...may only be internally illuminated” to “and if illuminated, may only be internally illuminated ...”.**
5. Section 4.52(A)(1)(b) – Acceptable.
6. Section 4.53(B)(4) – Acceptable.
7. Section 4.56 – Under this heading, several Sections were reviewed.
  - Section 4.35 – Use existing text.
  - Section 4.54 – Accept as revised on 1/8/26.
  - Section 4.56 – Revise to apply only to Commercial and Industrial in paragraph (A).**
  - Section 4.59 -- Revise to apply only to Commercial and Industrial in paragraph (A).**
  - Section 18.5(F) – No changes to original text.

Lot, Parcel(s), or Parcels of land

1. Sections 3.3, 3.4, 3.9(B), 4.49 – Accepted.
2. **Section 3.73 – Add last sentence in as revised: “In the case of a corner lot on two streets, either ...”**
3. **Section 3.80 -- Change “parcel” to “lot”.**
4. Sections 3.99, 3.111, 3.112, 4.2, 4.4, 4.6, 4.18, 4.23, and 4.30 – Accepted.
5. **Section 4.37 – Planner Ransford to check with the Township Attorney if this presents a problem for multiple barns for A-1 and multiple buildings in A-2.**
6. Sections 4.40, 4.42, 4.44, 4.50, 4.52(B)(5)(b), 4.55(D)(3)(b), 4.59, 4A.4, 6.4, 8.2(B), 8.2(C), 10.2(B), 10.4(A) , and 11.4(A)– Accepted.
7. **Section 11.A(4)(C) – “Parcel” needs to be plural.**
8. Sections 11A.5(B), 12.7, 13.7, 14.2, 14.8, 15.9, 18.4(G), 20.3, 21.3(C)(4),30.2(e), 31.8(D), 33.3(E), and 40.5(A) – Accepted.

General Audit

**Sections 31.7 and 31.8 – Planner Ransford recommends moving some items between these two Sections. It was agreed that Planner Ransford would provide clean copies of these two Sections to aid review. These items would be reviewed at the next meeting.**

**The list of potential additions to Sections 31.7 and 31.8 were not reviewed but would be at the next planning meeting.**

Old Business – None

Pay Bills

A motion was made by Lydia Brown and seconded by Michelle Gillespie to pay salaries for the February 12, 2026 Planning Commission meeting (six members present, one member absent).

The motion carried unanimously with one member absent.

Adjournment

A motion was made by Lydia Brown and seconded by Shawn Martinie to adjourn the Planning Commission meeting at 9:30 PM.

The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission

Attachment:

Planning Commission Attendance Sheet for February 12, 2026.

Memorandum dated January 22, 2026 from contracted Township Planner Gregory Ransford  
Regarding Zoning Ordinance Rewrite – General Audit.





## Fresh Coast Planning

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## MEMORANDUM

To: Robinson Township Planning Commission  
From: Gregory L. Ransford, MPA  
Date: January 22, 2026  
Re: Zoning Ordinance Rewrite – General Audit

Pursuant to your continued direction regarding the Robinson Township Zoning Ordinance (RTZO) Rewrite project, below are the revisions from your January 8, 2026, meeting. In addition, further below are our recommendations related to the general audit. Coupled with those suggested revisions, we raise several items for your review and direction.

### Previous Direction

Prior to outlining our next set of general audit recommendations, below we summarize your most recent direction from the previous meeting.

As you will recall, you directed us to perform the following:

- Lot versus Parcel – in response to continued discussion with the Township Legal Counsel, you directed us to return all changes of “lot” and “parcel.” Please see *Lot, Parcel(s), or Parcels of land* subsection of this memorandum further below for details.
- Revisit the definition of “Lot” – we do not believe additional revisions are necessary to the definition of Lot given the “intended to be occupied” language, which applies to a lot or parcel (*See page identifier Chapter 3 – Page 13 of the attached*)
- Section 3.80 – remove “tract of land” (*See page identifier Chapter 3 – Page 16 of the attached*)
- Exclusionary zoning legislation – discuss with the Township Legal Counsel the parameters of exclusionary zoning beyond the Township borders. We have reached out to Counsel and are awaiting his reply.
- Section 4.33 – remove reference to the County Environmental Health Officer and replace with licensed architect or engineer, and add “mitigation” (*See page identifier Chapter 4 – Page 24 of the attached*)
- Section 4.46(B)(10) – revise to eliminate “continuous indirect light” and replace with “internally lit and Dark Sky compliant” (*See page identifier Chapter 4 – Page 39 of the attached*)
- Section 4.52(a)(1)(b) – remove “(s)” (*See page identifier Chapter 4 – Page 55 of the attached*)
- Section 4.53(B)(4) – correct spelling of “accompanying” (*See page identifier Chapter 4 – Page 63 of the attached*)
- Section 4.56 – determine why the Planning Commission added “For uses subject to site plan review the following shall apply” in this section and others. For notation, this phrase was added to Sections 4.35, 4.54, 4.56, 4.59, and 18.5(F).
  - Pursuant to your direction in May, we asked the Township Legal Counsel regarding the location of Section 4.54 and Section 4.56 in the General Provisions. In short, because General Provisions apply to all properties unless otherwise specified, the phrase was added so that the provisions did not apply to all properties but only properties subject to site plan review. We believe the phrase as located achieves your interest noted at your most recent meeting and as a result, we have not conducted any revisions to the

draft text. Below is a copy of the explanation from the Township Legal Counsel in that regard.

Both Section 4.54 and Section 4.56 are in Chapter 4, pertaining to GENERAL PROVISIONS. These sections are not in the overlay chapters – Chapter 17 or Chapter 18. Therefore, I absolutely agree that Section 4.54 and Section 4.56 pertain to the entire Township. Section 4.55 applies only to the two overlay districts, but it is clearly labelled as such. I suspect the reason it was put in Chapter 4 is that there was not a desire to locate the language in both Chapter 17 and Chapter 18; it was instead placed once in Chapter 4 but clearly designated as just for the overlay districts. In that regard, neither Section 4.54 or Section 4.56 is so limited to the overlay districts.

- Section 9.3(D) – provide clear language that tents are prohibited, unless for personal use (*See page identifier Chapter 9 – Page 3 of the attached*)

*“Lot,” “Parcel(s),” or “Parcels of land”*

As you know, at your November 13, 2025, meeting we provided a list of recommended revisions to “lot,” “parcel,” or “parcels of land,” based on the direction of the Township Legal Counsel, who suggested using the term “lot” when the intention is for buildings or uses within the property. Subsequently at your January 8, 2026, meeting you directed us to return those revisions to the original terms. We have conducted those revisions and they are identified below. It is important to note that we did not return all of the revisions, as we identify below, where appropriate.

- Section 3.3 – (*See page identifier Chapter 3 – Page 2 of the attached*)
- Section 3.4 – (*See page identifier Chapter 3 – Page 2 of the attached*)
- Section 3.9B – (*See page identifier Chapter 3 – Page 3 of the attached*)
- Section 3.49A – (*See page identifier Chapter 3 – Page 11 of the attached*)
- Section 3.73 – (*See page identifier Chapter 3 – Page 13 of the attached*)
- Section 3.80 – while we returned this language, we maintained the deletion of “tract of land” as recommended by the Township Legal Counsel and the Planning Commission (*See page identifier Chapter 3 – Page 14 of the attached*)
- Section 3.99 – (*See page identifier Chapter 3 – Page 22 of the attached*)
- Section 3.111 – (*See page identifier Chapter 3 – Page 25 of the attached*)
- Section 3.112 – (*See page identifier Chapter 3 – Page 25 of the attached*)
- Section 4.2 – (*See page identifier Chapter 4 – Page 1 of the attached*)
- Section 4.4 – (*See page identifier Chapter 4 – Page 3 of the attached*)
- Section 4.6 – while we returned most of this language we revised “lot” to “parcel” in subsection (A) to maintain consistency throughout Section 4.6 with the return to “parcel.” We suggest this revision where we previously recommended revision from “premises” to “lot” and anticipate the Planning Commission will agree. (*See page identifier Chapter 4 – Page 4 and Page 5 of the attached*)
- Section 4.18 – (*See page identifier Chapter 4 – Page 12 of the attached*)
- Section 4.23 – (*See page identifier Chapter 4 – Page 17 of the attached*)
- Section 4.30 – given the context of this section where the word “lot” was previously recommended, we suggest both revisions to “lot” are kept and anticipate the Planning Commission will agree (*See page identifier Chapter 4 – Page 20 and Page 21 of the attached*)
- Section 4.37 – (*See page identifier Chapter 4 – Page 27 of the attached*)
- Section 4.40 – similar to section 4.30 above, we suggest the revisions to “lot” remain (*See page identifier Chapter 4 – Page 27 and Page 28 of the attached*)
- Section 4.42 – (*See page identifier Chapter 4 – Page 29 and Page 30 of the attached*)
- Section 4.44 – (*See page identifier Chapter 4 – Page 30 of the attached*)
- Section 4.50 – (*See page identifier Chapter 4 – Page 49 and Page 50 of the attached*)

- Section 4.52(B)(5)(b) – (See page identifier Chapter 4 – Page 58 of the attached)
- Section 4.55(D)(3)(b) – (See page identifier Chapter 4 – Page 70 of the attached)
- Section 4.59 – (See page identifier Chapter 4 – Page 73 and Page 74 of the attached)
- Section 4A.4 – (See page identifier Chapter 4A – Page 5 and Page 6 of the attached)
- Section 6.4 – (See page identifier Chapter 6 – Page 2 of the attached)
- Section 8.2(B) – (See page identifier Chapter 8 – Page 1 of the attached)
- Section 8.2(C) – (See page identifier Chapter 8 – Page 1 of the attached)
- Section 10.2(B) – (See page identifier Chapter 10 – Page 1 of the attached)
- Section 10.4(A) – we did not revise this section given that it is entirely new so there is no historic use of any of the terms or phrase (See page identifier Chapter 10 – Page 2 and Page 3 of the attached)
- Section 11.4(A) – we did not revise this section given that it is entirely new so there is no historic use of any of the terms or phrase (See page identifier Chapter 3 – Page 13 of the attached)
- Section 11A.4(C) – (See page identifier Chapter 11A – Page 2 of the attached)
- Section 11A.5(B) – (See page identifier Chapter 11A – Page 2 of the attached)
- Section 12.7 – we did not revise this section given that it is entirely new so there is no historic use of any of the terms or phrase (See page identifier Chapter 12 – Page 3 and Page 4 of the attached)
- Section 13.7 – we did not revise this section given that it is entirely new so there is no historic use of any of the terms or phrase (See page identifier Chapter 13 – Page 6 of the attached)
- Section 14.2 – (See page identifier Chapter 14 – Page 1 of the attached)
- Section 14.8 – we did not revise this section given that it is entirely new so there is no historic use of any of the terms or phrase (See page identifier Chapter 14 – Page 4 of the attached)
- Section 15.9 – we did not revise this section given that it is entirely new so there is no historic use of any of the terms or phrase (See page identifier Chapter 15 – Page 8 and Page 9 of the attached)
- Section 18.4(G) – (See page identifier Chapter 18 – Page 6 of the attached)
- Section 20.3 – (See page identifier Chapter 20 – Page 2 of the attached)
- Section 21.3(C)(4) – given the context of the language we did not remove the addition of “lots and” and anticipate the Planning Commission will agree (See page identifier Chapter 21 – Page 2 and Page 3 of the attached)
- Section 30.2(e) – given the context of the language we did not remove the addition of “lot or” and anticipate the Planning Commission will agree (See page identifier Chapter 30 – Page 4 of the attached)
- Section 31.8(D) – (See page identifier Chapter 31 – Page 5 and Page 6 of the attached)
- Section 33.3(E) – (See page identifier Chapter 33 – Page 1 and Page 2 of the attached)
- Section 40.5(A) – (See page identifier Chapter 40 – Page 2 of the attached)

We believe the attached accomplishes your direction.

#### General Audit

As you know, we are now working through the remainder of the RTZO in numerical order to conduct the general audit. That said, for any section or Chapter we have previously reviewed related to the Robinson Township Master Plan provisions we intend to return to each of those chapters, as necessary, as we work through our collection of audit notes provided by the Township Zoning Administrator, the Planning Commission Chairperson, and others throughout this process. Until then, below is our next set of recommended revisions or observations for your consideration with this audit review.

- Section 31.7 – Required Data for Detailed Site Plan and,
- Section 31.8 – Standards for Site Plan Review (See page identifier Chapter 31 – Page 2 through Page 7 of the attached)
  - As you will recall, at your June 12, 2025, meeting we presented suggested revisions to both of these sections with particular emphasis on relocation of certain provisions from Section 31.8 to Section 31.7. In response, you directed us to return those provisions and attempt to revise said

sections for a future meeting. Following our second review of these sections, our recommendations remain the same as in June of 2025. Given this and given that the June meeting was very lengthy, and as a result these sections did not receive the time necessary to address them, we asked Chairperson Martinie to allow us to schedule our previous recommendations for your review and continue the discussion. We emphasized the importance of the content of each of these sections as Section 31.7 requires certain items within a site plan and Section 31.8 provides the basis for site plan approval or denial based on that content. As a result, it is imperative the language is clear and serves the correct purpose.

- To assist in your review, we have highlighted in yellow those provisions we previously recommended for relocation from Section 31.8 to Section 31.7.
- In addition, below are (some of the) standards of review from Tallmadge Charter Township that may be of interest to you to include in Section 31.8 of your Zoning Ordinance.
  - The applicant may legally apply for site plan review.
  - All required information has been provided.
  - The proposed development conforms to all regulations of the zoning district in which it is located.
  - All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of the lot, the character of adjoining property, and the type and size of buildings. The site shall be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
  - The proposed development will not cause soil erosion or sedimentation problems.
  - The proposed development properly respects floodways and floodplains on or in the vicinity of the subject property.
  - The site plan shall provide reasonable, visual, and sound privacy for all dwelling units located therein. Fences, walks, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
  - Phases of development are in logical sequence so that any phase will not depend upon a subsequent phase for adequate access, public utility services, drainage, or erosion control.
  - Site plans shall conform to all applicable requirements of state and federal statutes and approval may be conditioned on the applicant receiving necessary state and federal permits before a building permit or occupancy permit is granted.

#### Remaining Chapters

For the sake of documenting progress as we noted in our January memorandum, we will continue identifying the remaining sections and chapters for review. As a result of the above, the following chapters remain.

- Chapter 32, Chapter 33, Chapter 34, Chapter 35, Chapter 40, Chapter 41, and Chapter 42
- Chapter 4A – pending Township Legal Counsel

In addition to the above chapters, we will continue to work to incorporate the notes provided by Chairperson Martinie and Commissioner Maschewske, as well as our own notes, as applicable.

Upcoming Meeting

The proposed set of Zoning Ordinance Rewrite recommendations has been scheduled for your February 12, 2026, meeting. If you have any questions, please let me know.

GLR  
Planner

Attachments