

ROBINSON TOWNSHIP PLANNING COMMISSION
January 23, 2018

The special meeting of the Robinson Township Planning Commission was called to order at 7:30 PM at the Robinson Township Hall.

Present	Absent
Shawn Martinie Travis Vugteveen Bill Maschewske Tom TenBroeke George Schippers Steve Young	One position vacant

Also present were Township Attorney Ron Bultje, Zoning Administrator Brian Werschem, Nate and Christina Kamp representing their rezoning request, and Bill Lutke. The attendance sheet is attached.

A motion was made by Travis Vugteveen and seconded by George Schippers to approve the agenda and add a brief discussion of solar gardens/farms near the end of the meeting. The motion carried unanimously with one position vacant.

A motion was made by Tom TenBroeke and seconded by George Schippers to approve the November 28, 2017 Planning Commission minutes with the spelling correction of Christine Kamp to Christina Kamp. The motion carried unanimously with one position vacant.

Non-Commission Member Inquiries -- None

Reports and Communications

Chairperson Martinie reported the following from the January 9, 2018 Township Board meeting.

1. A public hearing was held for the Riverside Storage Special Use application. Both the Site Plan and Special Use were approved.
2. Bill Maschewske was re-appointed to a three-year term on the Planning Commission and Zoning Board of Appeals.
3. Zoning Administrator Brian Werschem is attending a workshop on Planning and Zoning Essentials on March 15, 2018.
4. A Proclamation of Appreciation was issued to Rich Sibley for his service.
5. A new application is coming for Agricultural/Farm Use buildings.
6. Road brining service has been scheduled and contracted.

Announcements

Chairperson Martinie reported that a person has been selected but not yet sworn in to fill the vacant position on the Planning Commission.

Old Business -- NoneNew Business

The next order of business was the scheduled public hearing for a rezoning request from Nate and Christina Kamp to rezone parcels nos. 70-08-27-200-016, 017, and 018 from A-1 to B-2. The rules of procedure for the public hearing were read by Chairperson Martinie and Secretary Maschewske read the public hearing notice. The public hearing was declared open.

Nate and Christina Kamp were present and were requested to make a brief presentation in support of their requested rezoning. Nate Kamp stated that they want to conduct a small retail business and have a shop for home goods.

Chairperson Martinie – What parcels do you own?

Nate Kamp – They own the three parcels requested for rezoning. They also live nearby on 112th Ave. and his father also owns property nearby.

Chairperson Martinie – Noted that once property is zoned to B-2, it can legally be used for any of the permitted uses in that zoning district. The available commercial zoned property in the Township was reviewed and the issues with the requested rezoning noted. The M-231 Overlay District was reviewed for the applicants.

Bill Lutke – Stated he lives across the street from the Kamps on 112th Ave. He was in attendance to learn what was being requested.

There were no questions from the Planning Commission.

There were no more comments from the applicants or the public.

A motion was made by George Schippers and seconded by Tom TenBroeke to close the public hearing.

The motion carried unanimously with one position vacant.

The Planning Commission reviewed the rezoning criteria as follows.

1. What is the character of the surrounding property? Will the requested rezoning result in spot zoning?

Responses: The surrounding properties are agricultural and large parcel residential. The surrounding zoning is Agricultural and Rural Residential. The rezoning would result in spot zoning.

2. What is the suitability of the property in question for various purposes? Can it be used as it is zoned? Does it have to be rezoned in order to be reasonably used?

Responses: The subject property is suitable for farming but is limited by size. The property can be used residentially. The property can be used as it is zoned. The property does not need to be rezoned to be reasonably used.

3. What will be the effect on surrounding property values?

Response: The rezoning would increase surrounding property values primarily if the surrounding properties could be rezoned.

4. What will be the effect on the market value of the property in question?

Response: The market value of the subject property would probably go up significantly if rezoned.

5. What is the general trend of future building and population growth?

Response: The general trend is increased building and increased population, however, there is currently an abundance of commercially zoned property for sale nearby.

6. How would the welfare of the Township residents be affected if the rezoning is approved or if it is denied?

Response: If the rezoning request were approved, it would lay a foundation for more commercial zoning on M-45 east of 120th Ave., contrary to the Master Land Use Plan. Also, deviating from the Master Land Use Plan to rezone the subject property damages the welfare of the Township residents.

7. What does the Master Plan indicate the land should be zoned?

Response: The Master Land Use Plan indicates the property should be zoned A-1 Agricultural.

A motion was made by George Schippers and seconded by Tom TenBroeke to recommend to the Township Board denial of the Nate and Christina Kamp rezoning request for parcel nos. 70-08-27-200-016, 017, and 018 based upon the findings of reviewing the rezoning criteria as detailed above.

A roll call vote was taken.

Tom TenBroeke – Yes

George Schippers – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Travis Vugteveen – Yes

Steve Young – Yes

The motion carried unanimously with one position vacant.

A motion was made by Tom TenBroeke and seconded by George Schippers to pay Planning Commission salaries for the month of January 2018.

The motion carried unanimously with one position vacant.

Per the amended agenda, a discussion was held regarding Solar Gardens/Farms. It was noted that Olive Township has been approached with a request for this use and the use is not addressed in the current A-1 Zoning District in the Zoning Ordinance.

Township Attorney Bultje – Advised that if we do not provide for this use and there is a need, the Township could be challenged in court. We should consider the A-1, RR, and M-1 Zoning Districts at a minimum regarding this use. Then we should find the most appropriate zoning district for this use and provide for it. We also should consider allowing solar energy for residential uses.

Township Attorney Bultje – Stated he has the Holland Township ordinance on this use as a starting point for review and drafting a regulation for Robinson Township. He will distribute samples for the Planning Commission to review.

Bill Maschewske – Discussed Reed V. Gilbert regarding signs and the potential effect on the Zoning Ordinance.

Township Attorney Bultje – Stated that Attorney Crystal Bultje is reviewing this for the Township.

The next Planning Commission meeting is February 27, 2018.

A motion was made by George Schippers and seconded by Steve Young to adjourn the Planning Commission meeting at 8:45 PM.

The motion carried unanimously with one position vacant.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission



SIGN IN SHEET
Planning Commission Meeting
January 23, 2018 at 7:30 pm

PRINT NAME

SIGNATURE

Bill Lotke

Bill Lotke

Nate Kamp

Nate Kamp

Christina Kamp

Christina Kamp