

ROBINSON TOWNSHIP PLANNING COMMISSION
January 24, 2017

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	None
Rich Sibley	
Travis Vugteveen	
Bill Maschewske	
Tom TenBroeke	
George Schippers	
Steve Young	

Also present were Township Attorney Ron Bultje, Supervisor Kathy Kuck, Zoning Administrator Brian Werschem, Al and Miguel Ochoa, Mark Sloothaak, and one additional member of the public. See attached attendance sheet.

A motion was made by Tom TenBroeke and seconded by Rich Sibley to approve the November 22, 2016 Planning Commission minutes as written.
The motion carried unanimously.

Non-Commission Member Inquiries – None

Reports and Communications

Travis Vugteveen reported the following from the Township Board.

1. The 2017 tax agreement with Zeeland and Grand Haven was approved.
2. Re-appointment of Board Members.
3. A contract was approved to be signed by the Supervisor regarding the Bay Park Sapphire Special Use and sewer agreements.
4. A public hearing is scheduled for April 12, 2017 to receive comment on the revised Township Park Master Plan.

Announcements

Citizen Planner News education opportunities were noted.

Brian Werschem was welcomed as the new Zoning Administrator. Brian was previously Supervisor, Zoning Administrator, and assessor for Fruitport Township.

Old Business

None.

New Business

The renewal request for the Dykstra Class B Earth Change Permit was considered at this time. There were no representatives for the project present.

Chairperson Martinie – Questioned the Zoning Administrator about the number of cells noted in Interim status in the January 3, 2017 communication.

Zoning Administrator Werschem – Stated that the cells cited in the January 3, 2017 letter from him are not in interim reclamation status and have not been opened.

Chairperson Martinie – Noted that there are no cells in Interim Reclamation status for this project.

Zoning Administrator Werschem – Noted only cells 1A, 1B, and 1C are active.

Steve Young – Feels the issue is whether Earth Change cells can be re-configured without revising the plan.

Township Attorney Bultje – This is correct.

Bill Maschewske – Feels the Planning Commission needs a statement from the Zoning Administrator indicating if the subject site is in compliance before acting on the renewal.

There were no other questions and it was agreed the following were needed to proceed with the Dykstra Class B Earth Change renewal request.

1. A request from the permit holder to re-configure cell(s) as presented in the renewal application.
2. A written statement from the Zoning Administrator regarding conformance of the project to the approved application.
3. Surveillance reports for the previous permit time period.
4. A revised Site Plan to document the cell boundary revision(s) in the change block.

A motion was made by Travis Vugteveen and seconded by George Schippers to table the Dykstra Class B Earth Change renewal review pending additional information as noted in the minutes.

The motion carried unanimously.

At 8:10 PM., the Ochoa Site Plan and Special Use Applications for farm labor housing were reviewed. Al and Miguel Ochoa were in attendance.

Additional materials were submitted at the meeting showing underground power to the proposed structures along with an elevation view of the front of one of the proposed dwellings. The content of the Detailed Site Plan was reviewed compared to Section 31.7 of the Zoning Ordinance.

- A. Acceptable.
- B. Acceptable.
- C. Acceptable.
- D. Acceptable.
- E. Uses are consistent with the current zoning on adjacent parcels.
- F. Elevation view submitted at this meeting. Acceptable.
- G. Accel/decel lanes for farm market not shown but determined acceptable.
- H. Acceptable.
- I. The proposed location of the propane tank was questioned. It was determined it could be moved if necessary.
- J through P. Acceptable.
- Q. It was noted that a second and unapproved sign on the site was not on the plan. The recommendation from the Zoning Administrator is to make removal of the unapproved sign a condition for approval of the Site Plan and Special Use request.

Miguel Ochoa – Stated the unapproved sign is already removed.

- R. Since the property in question is not commercial or industrial, no lighting plan is needed. Porch lights are specifically excluded from lighting plan requirements.
- S. Acceptable.
- T. N/A. Not related to farm labor housing.
- U. Acceptable.
- V. It was noted that the copy of the tax bill included with the application was not proof of ownership. Al and Miguel Ochoa stated they own the property outright.
- W. through Z. Acceptable with the submission of additional materials at the meeting.
- AA. through CC. Acceptable and met with the submission of materials at the meeting.

The Special Use application was reviewed compared to the General Standards in Section 32.5 of the Zoning Ordinance.

- A through D. Acceptable.
- E. Acceptable. Applicants will comply with Health Department requirements.
- F. Applicants will request approval for full year use.
- G. Acceptable.
- H. This will be a condition of approval.
- I. The use is consistent with A-1 zoning.
- J. Acceptable.

- K. Acceptable. Refer to the review of Section 4.5 of the Zoning Ordinance found below.
- L. Not applicable.

The request for farm labor housing was reviewed compared to Section 4.5 of the Zoning Ordinance and found compliant.

A motion was made by Travis Vugteveen and seconded by Rich Sibley to recommend to the Township Board approval of the Detailed Site Plan and Special Use Application from Ochoa Blueberry Farms for farm labor housing based upon meeting the standards in Sections 31.8, 32.5, and 4.5B of the Zoning Ordinance with the following conditions.

1. Compliance with the application materials submitted to the Township.
2. Compliance with the verbal representations made by the applicants and included in the minutes.
3. Compliance with all Federal, State, County, and Township ordinances.
4. Verification by the Zoning Administrator that unapproved signs have been removed from the site.

A roll call vote was taken.

George Schippers – Yes
Tom TenBroeke – Yes
Steve Young – Yes
Bill Maschewske – Yes
Shawn Martinie – Yes
Rich Sibley – Yes
Travis Vugteveen – Yes
The motion carried unanimously.

Any and All Other Business

The Zoning Administrator noted the following upcoming activities.

1. Class B Earth Change request from Grow Blue LLC.
2. MME Properties Class B Earth Change request.

Additionally, the timing of submissions to the Township and to the Planning Commission was discussed.

George Schippers – Inquired about an inoperable vehicle at the corner of 144th Ave. and Lincoln St.

Zoning Administrator Werschem – Stated that a notice has been sent to the property owners.

At 9:15 PM., a motion was made by Travis Vugteveen and seconded by Steve Young to pay Planning Commission salaries for the month of January 2017.

The motion carried unanimously.

A motion was made by George Schippers and seconded by Travis Vugteveen to adjourn the Planning Commission meeting at 9:18 PM.

The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

