

ROBINSON TOWNSHIP PLANNING COMMISSION  
February 3, 2015

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

Present	Absent
Bill Maschewske Shawn Martinie Tom TenBroeke George Schippers Rich Sibley Travis Vugteveen Sue DeRuiter	None

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, David Jirousek of LSL Planning, Rich Bramer, and Chuck Morgan.

A motion was made by Travis Vugteveen and seconded by Sue DeRuiter to approve the January 20, 2015 Planning Commission minutes with the correction of the spelling of the word "with" under Non Commission Inquiries.  
The motion carried unanimously.

Non-Commission Inquiries -- None

Reports and Communications -- None

Announcements

Chairperson Martinie reported receiving notice of Citizen Planner training.

Old Business

The meeting was dedicated to continue the review of Draft 3 of the M-231 Sub-Area Plan dated January 2015 and specifically to review the sizes of the Primary and Secondary Development areas and the requirement of public utilities in the Industrial area with Planning Consultant David Jirousek of LSL Planning.

David Jirousek distributed a letter dated January 30, 2015 including five maps. Mr. Jirousek also made a PowerPoint presentation to explain the revisions to the maps. Revisions included reducing the Primary Growth Area to include:

1. 4 existing acres of Commercial.
2. 10 acres of Agricultural-Improved.
3. 38 acres of Agricultural –Undeveloped.
4. A total of 48 acres of land for development.

Mr. Jirousek planned for 7500 sq. ft. of development per acre for calculations considering:

1. Right-of-Ways.
2. 360,000 total sq. ft. of development potential.
3. Small to medium size buildings.
4. 18 acres shifted to West of 120<sup>th</sup> Ave.

The Primary Growth Area is now divided into four quadrants with development potential, using the formula above, as follows:

1. NW quadrant – 135,000 sq. ft. Industrial and Commercial.
2. NE quadrant – 75,000 sq. ft. Commercial.
3. SE quadrant – 75,000 sq. ft. Commercial.
4. SW quadrant – 75,000 sq. ft. Commercial.

The following factors were considered.

1. Traffic on some roads within the Township would double over the next 20 years.
2. There is little current demand for Commercial use.
3. The Sub-Area boundaries have been set to accommodate a reasonable amount of development based on a comprehensive assessment of suitability.

Chairperson Martinie called for Likes/Dislikes of the proposed revised Primary Growth Area.

Travis Vugteveen – Likes the relocation of the Industrial area.

Chairperson Martinie – Inquired if installing utilities would be complicated by including four quadrants of the intersection. Also, if the Township is going to require public utilities, is the area large enough.

Travis Vugteveen – Inquired if it is the norm for a rural township to finance the required utilities.

Township Attorney Bultje – Either the Township could require the developers to finance the utilities or the Township could get a commitment from the developers before issuing bonds.

Bill Maschewske – Perhaps public utilities are not necessary at the beginning of development. If a commitment could be secured from developers that at a certain level of development, public utilities would be installed, this could work.

Chairperson Martinie – It needs evaluation.

Travis Vugteveen – Requested LSL Planning to evaluate if 54 acres of development justify 5 miles of sewer line.

Township Attorney Bultje – Stated that the Township could use a Special Assessment Agreement to get commitment for public utilities when needed. The Township could make signing the agreement a condition of the Site Plan, Special Use, or PUD approval.

Chairperson Martinie – Would like to ask Pat Staskiewicz of the Ottawa County Road Commission if the 54 acres of proposed development is large enough to require public utilities.

At this time, the Option 2 map presented by LSL Planning for the Primary Growth Area was discussed. The plan included the same acreage of proposed Commercial and Industrial land, however, it deleted the Commercial area from the SE corner of 120<sup>th</sup> Ave. and M-45 and moved the same size area to the East of the previously proposed Commercial area at the NE corner of the intersection of 120<sup>th</sup> Ave and M-45. Also discussed was Option 2A which included the area added to the east of the area already planned at the NE corner of 120<sup>th</sup> and M-45 without deleting the area at the SE corner of the same intersection. One advantage of Option 2A is that it would leave land that is already zoned Commercial land for sale as planned Commercial. This relocated Commercial would include Highway and Community Commercial.

Bill Maschewske – Suggested Option 2B which would be identical to Option 2A with the exception that the Community Commercial would be deleted from the additional area added to the East of the initially proposed Commercial. This would slightly reduce the total combined Commercial area added by option 2A.

Several issues were identified.

1. The Primary Growth Area would need to be designed for expandable private shared utilities (primarily sewer) possibly serving all 4 corners of the intersection.
2. The utility system would need to be engineered to become public with a Special Assessment Agreement.
3. The Special Assessment Agreement would be required for Site Plan approval.
4. The MDOT plans for eventual ROW at the SE corner of the intersection of M-231 and M-45 need to be known.

Travis Vugteveen – The Planning Commission needs to decide if Option 1, 2, 2A, or 2B is best for the Township.

The LSL Planning proposal for the Secondary Growth Area was now discussed. The Planning Consultants recommended this area be reduced in size.

1. Noted low suitability factors for the area
2. The area should primarily accommodate neighborhood scale businesses.
3. The area was reduced in size from 10 acres to 5 acres.
4. Development is anticipated at 5000 sq. ft. per acre of land.

The Planning Commission in general responded favorably to the reduced size of the Secondary Growth Area.

Due to Scott Blackmer's resignation, the lack of a Vice-Chairperson was discussed. Both Chairperson Martinie and Travis Vugteveen plan to excuse themselves from participation in the Schippers rezoning scheduled for the next meeting. Township Attorney Bultje noted that someone will need to be at least temporarily appointed to conduct the meeting during the absence of the Chairperson.

New Business – None

The next regular meeting was scheduled for February 24, 2015.

A motion was made by Travis Vugteveen and seconded by George Schippers to adjourn the Planning Commission meeting at 9:30 PM.  
The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission