

ROBINSON TOWNSHIP PLANNING COMMISSION
February 24, 2015

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

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

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Pat Staskiewicz, Public Utilities Engineer for the Ottawa County Road Commission, and 5 members of the public (see attached attendance sheet).

A motion was made by Tom TenBroeke and seconded by Rich Sibley to approve the February 3, 2015 Planning Commission minutes as written. The motion carried unanimously.

Non-Commission Inquiries

Dave Schmidt of Schmidt Excavating – Stated he is trying to relocate his business from Grand Haven Township to Robinson Township but is unable to find any available Industrial Zoned property for sale. It was noted that numerous undeveloped Industrial zoned parcels exist in the Township, however, none are currently for sale. Mr. Schmidt stated that the Commercial Zoned property he did own in Robinson Township was taken by MDOT for M-231.

Bill Maschewske – Referred Mr. Schmidt to the Zoning Administrator.

Zoning Administrator Kuck – Noted that apparently no one owning either Industrial Zoned property or property planned for Industrial is interested in selling.

Chairperson Martinie – Stated the Planning Commission is currently working on a Sub-Area Plan for the intersection of M-231 and M-45. There is planned Industrial property included, however, at this time, the plan is only a draft and is not approved. Inquired how many acres Mr. Schmidt needs.

Mr. Schmidt – Stated he needs at least 10 acres and would prefer more like 20 acres.

Bill Maschewske – Suggested the Walsh property on North Cedar St.

Chairperson Martinie – Stated there is nothing the Planning Commission can do and has no solution to suggest.

Rich Bramer – Requested a copy of the latest Sub-Area Plan.

Zoning Administrator Kuck – Stated she would be in the office tomorrow afternoon and would make a copy for Mr. Bramer.

Reports and Communications

Travis Vugteveen reported the following from the Township Board.

1. Concerned citizens have petitioned to have Buchanan Trails abandoned by the County. The Township Board approved a motion to allow the Road Commission to proceed with the closing of the road.
2. A cost of living adjustment was made for office staff.

Announcements-- None

New Business

Copies of the draft 2014 – 2015 Planning Commission Annual Report and 2015-2016 Budget were distributed and explained by Chairperson Martinie.

A motion was made by George Schippers and seconded by Sue DeRuiter to approve the Revision A draft of the Planning Commission Annual Report for 2014-2015 and the proposed budget for 2015 – 2016.
The motion carried unanimously.

A draft of proposed dates for regular Planning Commission meetings was distributed.

A motion was made by George Schippers and seconded by Rich Sibley to approve the 2015 – 2016 regular Planning Commission meeting schedules of May 26, 2015, August 25, 2015, November 24, 2015, and February 23, 2016.
The motion carried unanimously.

The annual election of officers was held as required. Volunteers were requested to be nominated for Vice-Chairperson. Rich Sibley offered to run for the position. Chairperson Martinie nominated Rich Sibley for Vice-Chairperson, Bill Maschewske for Secretary, and Shawn Martinie as Chairperson. The motion was seconded by Travis Vugteveen.
The motion carried unanimously.

New Business

The Bass River Development Co. LLC rezoning request was next on the agenda. Chairperson Martinie excused himself from the Planning Commission and joined the audience since he is included within the notice area for this rezoning. Travis Vugteveen also excused himself from the Planning Commission and joined the audience since he is the architect on the subject project. The meeting was turned over to Rich Sibley as the Vice-Chairperson.

Jack Barr of Nederveld and Associates was present to provide a brief presentation of the Bass River Development rezoning request. The property is currently zoned A-1 and the request is to rezone to RR. Mr. Barr explained that the owner of the property wishes to split the parcel into three parcels, each larger than 10 acres. To do so would require a public road to be created per the Zoning Ordinance. According to Mr. Barr, the Ottawa County Road Commission was contacted and stated they are not interested in accepting a public road, if constructed, in this area. By rezoning the parcel to RR, the proposed three parcels could be serviced by a private drive and comply with the Zoning Ordinance.

Bill Maschewske – What is the dashed polygon shown on the site plan?

Jack Barr – It was a storm water retention area from a previous development proposal.

Rich Sibley – Are there any buildings on the property?

Zoning Administrator Kathy Kuck – There is one large pole barn and no house.

Rich Sibley – Would the building be torn down?

Jack Barr – Yes.

Shawn Martinie (from the audience) – Noted that a wetland exists within 100 ft. of Pierce St. and is crossed by the proposed private drive. The wetlands are not shown on the site plan.

Jack Barr – Stated they have applied to the DEQ for a permit for the road crossing the wetlands.

Township Attorney Bultje of Mr. Barr – Would you consider contract zoning for this type of development?

Jack Barr – The boundaries of the east parcels are set and they would consider a contract on these. The west parcel, consisting of approximately 20 acres, is to be sold and they are not sure if it will be split further.

Bill Maschewske – Noted that limiting the total number of splits through contract zoning would be directionally correct for receiving approval of the rezoning request since the Master Land Use Plan designates the property to be Agriculture.

Township Attorney Bultje – Explained contract zoning.

Jack Barr – When would this have to be proposed by the applicants?

Township Attorney Bultje – Before the public hearing.

Jack Barr – Stated he could submit a proposal by next week.

A motion was made by Sue DeRuiter and seconded by Tom TenBroeke to schedule a public hearing on March 24, 2015 for the Bass River Development Co. LLC rezoning request for parcel no. 70-08-25-300-021 from A-1 to RR.

The motion carried unanimously.

At this time Chairperson Martinie and Travis Vugteveen returned to the Planning Commission from the audience.

Next on the agenda was a rezoning request from Phil Crum to rezone the I-1 parts of parcel nos. 70-08-06-200-046 and 70-08-06-200-003 to B-2. This rezoning request is the result of a condition of a previously approved special use granted by the Township.

A motion was made by George Schippers and seconded by Rich Sibley to schedule the public hearing for the Phil Crum rezoning request for March 24, 2015 to rezone property currently zoned I-1 to B-2.

The motion carried unanimously.

It was noted that new maps will be needed for the public hearing for parcel clarification.

Old Business

The proposed M-231 Sub-Area Plan was discussed. Pat Staskiewicz, Public Utilities Engineer for the Ottawa County Road Commission, was present to discuss utilities for the M-231 and M-45 intersection, specifically, on how water and sewer could be provided. Typical gallon per day requirements for commercial and industrial uses were provided by Mr. Staskiewicz.

Several maps were distributed by Mr. Staskiewicz. Map 1 showed a gravity sewer system with the following considerations.

1. The line should not go deeper than 25 feet.
2. There will be expensive crossings of M-45 and the Grand Rapids water main.
3. The proposal needs a more in-depth evaluation.

Map 2 showed a combination gravity and grinder pump system.

Based upon the proposed areas of commercial and industrial property planned, Mr. Staskiewicz estimated the sewage and water requirements to be approximately 60,000 – 70,000 gallons per day each. Mr. Staskiewicz noted that there are limits regarding how large a septic system can be and when the DEQ gets involved. The exact numbers will need to be verified.

Given the amount of commercial and industrial area planned at the M-231 and M-45 intersection, Mr. Staskiewicz estimated the cost of public water and sewer to be approximately \$30,000/acre if all land is developed. It is possible that Phase 1 could be built with private septic systems and drainfields in at least some of the areas but would have to meet Health Dept. standards. One big problem with starting with septic systems and migrating to a public system is the developers would have to pay for systems twice.

Chairperson Martinie noted that LSL Planners have been unable to get an answer from MDOT regarding proposed ROW at the SE corner of M-231 and M-45.

A discussion followed concerning the total area of commercial/industrial in the M-45 Sub-Area. It was agreed that the Planning Commission really should know the MDOT plans for the SE corner of the M-231 and M-45 intersection. The general consensus was to accept option 2A from the February 3, 2015 Planning Commission meeting. (See February 3, 2015 Planning Commission minutes for a description of option 2A)

A motion was made by Sue DeRuiter and seconded by Tom TenBroeke to pay salaries for the month of February 2015.
The motion carried unanimously.

A motion was made by George Schippers and seconded by Travis Vugteveen to adjourn the Planning Commission meeting at 10:25 PM.
The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachment: Attendance sheet for February 24, 2015 Planning Commission Meeting



SIGN IN SHEET
Planning Commission Meeting
February 24, 2015 at 7:30 pm

PRINT NAME

SIGNATURE

DAVID E Schmidt

David E Schmidt

John F. Wood

John F Wood

Jack Bass

Jack Bass

Chuck Morgan

Chuck Morgan

Rich Brane

Rich Brane

Pat Staskiewicz Pat Staskiewicz