

ROBINSON TOWNSHIP PLANNING COMMISSION
February 28, 2017

The regular meeting of the Robinson Township Planning Commission was called to order at 8:10 PM at the Robinson Township Hall. The meeting was started late due to a Zoning Board of Appeals meeting occupying the meeting room until that time.

Present	Absent
Shawn Martinie	George Schippers
Rich Sibley	
Travis Vugteveen	
Bill Maschewske	
Tom TenBroeke	
Steve Young	

Also present were Township Attorney Ron Bultje, Supervisor Kathy Kuck, Zoning Administrator Brian Werschem, Phillip Johnson and Mark Sloothaak representing the MME pending Class B Earth Change application, Paul Dykstra representing the Emerald Lakes pending Class B Earth Change permit renewal, Lynnelle Berkenpas of Holland Engineering and a representative of Top Grade Aggregates, both representing the Grow Blue pending Class B Earth Change application. The attendance sheet is not attached since no members of the public signed in.

A motion was made by Rich Sibley and seconded by Tom TenBroeke to approve the January 24, 2017 Planning Commission minutes as written.
The motion carried unanimously.

There was also a discussion regarding the previously approved minutes of the November 22, 2016 Planning Commission meeting. Corrections were made to the Parcel no. on page 2 (70-08-33-400-032 to 70-04-33-400-032) and the word “proportion” was changed to “portion”. Per Township Attorney Bultje, no motion was necessary to make these corrections for the record. A corrected copy was submitted for the Township files.

Non-Commission Member Inquiries -- None

Reports and Communications

Travis Vugteveen reported the following from the Township Board.

1. The Township Board received a presentation on Medical Marijuana.
2. Regular meeting dates were set.

3. Township Cleanup day was set for April 15, 2017.
4. A motion was approved to update application forms.
5. A wage resolution was approved to align Township salaries with adjoining townships.

Announcements

Bill Maschewske inquired if the Township Board would pay for Webinar costs for Planning Commission education to receive Master Citizen Planner credits. Travis Vugteveen will follow-up with the Township Board.

Old Business

At 8:25 PM., Mr. Paul Dykstra was present regarding the review of the Jack Dykstra/Emerald Lakes Class B Earth Change permit renewal. This issue was continued from the last meeting. In reviewing the renewal request at the previous meeting, it was noted that there was some re-configuration of the Earth Change Units or Cells.

Mr. Dykstra had since submitted a revised Site Plan for the project showing a revision to the boundary between Cells 1-C and 2-A. Mr. Dykstra explained that a new crane operator was hired and he inadvertently dug beyond the north boundary of Cell 1-C and into Cell 2-A. The revised Site Plan showed excavation contained within Cells 1-A, 1-B, and 1-C. The Planning Commission additionally was given reports regarding the Emerald Lake project indicating the yearly tonnages removed during the previous 3 year permit period.

A motion was made by Rich Sibley and seconded by Tom TenBroeke to recommend to the Township Board approval of the revised Site Plan dated January 30, 2017, which revises the boundary between Cells 1-C and 2-A for all the reasons given in the original Earth Change approval and to recommend renewal of the three year permit per Article VII, Section 2 E of the Robinson Township Earth Change Ordinance based upon the applicants representations of complying with the Earth Change conditions and in consideration of the health, safety, and general welfare of the Township residents.

The motion carried unanimously.

Bill Maschewske – Noted that monitoring well data should be submitted with the next Earth Change renewal application for this site.

Mr. Dykstra – Stated the monitoring well data would be supplied.

New Business

At this time, the Grow Blue LLC Class B Earth Change application was reviewed. Lynnelle Berkenpas of Holland Engineering was present to represent the applicants. An additional representative from Top Grade Excavating (the excavators for the project) was

also present. Ms. Berkenpas explained that the proposed project was to create an irrigation pond slightly less than 5 acres in area to irrigate the adjacent 70 acres of blueberries. The proposed irrigation pond will supplement/replace the existing shallow sock well on the site so that the blueberries will not be stained with the iron contained in the groundwater.

Chairperson Martinie – What land will get irrigated?

Lynelle Berkenpas – The pond will be used to irrigate the 72 acres of blueberries to the West of the proposed pond and may eventually irrigate an additional 40 acres of blueberries located across 132nd Ave. to the Northeast.

Steve Young – Questioned the topsoil balance since 5 acres of topsoil will be re-distributed over slightly more than 1 acre when the project is completed.

Lynelle Berkenpas – Stated they will not sell any topsoil.

Bill Maschewske – Noted the following issues based upon Earth Change Ordinance numbering.

Article IV, Section 1

c. The legal description and permanent parcel no. appear to be incorrect for the proposed location.

e. 1. There is no existing topography on Figure 1 as stated. The applicant will submit a new Figure 1.

e. 5. The additional parcel to potentially be irrigated will be identified.

Article IV, Section 2

b. 1. Adjacent uses need to be stated.

b. 5. Steve Young – There is no drawdown calculation included in the submission. The cone of depression needs to be included. Data is also needed from the sock well on the site that was not identified. Data is needed on the well near where the house was removed.

b. 12. Need to address the existing sock well usage as an alternative.

Chairperson Martinie – Will the sock well be abandoned?

Lynelle Berkenpas – It may or may not.

c. 2. The method of earth change progression needs to be described in more detail. The entire site cannot be stripped of topsoil at one time. Earth Change must be confined to a maximum of three cells at one time.

Lynelle Berkenpas – Is a special meeting possible to expedite the approval process?

A discussion of meeting times followed. It was determined that since all missing materials would be needed by March 7, 2017 to meet the next special meeting date of March 28, 2017, that would be the earliest meeting date that was realistic for the applicant to submit additional materials.

A motion was made by Travis Vugteveen and seconded by Rich Sibley to schedule the public hearing for the True Blue Class B Earth Change application for March 28, 2017. The motion carried unanimously.

At 9:35 PM., the MME Class B Earth Change application for parcel nos. 70-04-35-300-009, 70-04-35-300-029, and 70-08-02-100-017 was discussed. Mark Sloothaak, owner, and Philip Johnson of Resource Planning and Design were present to represent the application.

Bill Maschewske – Inquired who will own the lake since it is not included in either parcel.

Philip Johnson – It will be jointly owned by the parcel owners by some arrangement.

Chairperson Martinie – Inquired about mining crossing multiple property lines.

Philip Johnson – The intent is not to deal with property boundaries in the Earth Change Ordinance.

Township Attorney Ron Bultje – The Township cannot require rezoning to mine, however, one of the criteria for approval is that the end use be compatible with the Master Land Use Plan.

Applicants --The end use proposal is for two residential parcels. The plan is for the two parcels to own the lake.

Zoning Administrator Werschem –Noted there must be at least 2 parcels to qualify for a private drive to meet frontage requirements. If there was only one parcel, the parcel would not meet the public road frontage requirement.

Rich Sibley – Is the estimated completion date correct?

Philip Johnson – Yes.

Steve Young – Is well no. 19 in the well logs on one of your parcels?

Mark Sloothaak – No, it is not.

Steve Young – Is concerned about well no. 19 being adversely affected by the proposed mining operation since it is in the shallow aquifer and has only a small layer of water that it is located within.

The possibility of the applicants guaranteeing the well was discussed.

Bill Maschewske – Identified several issues with the application as follows.

Article IV, Section 2

- b. 1. Adjacent uses are not identified.
- b. 7. The area on the north end of the project north of the berm will not be disturbed per the applicant. Document this on Figure H.
- b. 10. A statement is needed regarding adverse impacts.
- c. 2. Delete the reference to Exhibit F since it does not address the issue.

A motion was made by Travis Vugteveen and seconded by Tom TenBroeke to schedule the public hearing for the MME Development Class B Earth Change application for March 28, 2017.

The motion carried unanimously.

At 10:55 PM., the annual election of officers was held as required.

A motion was made by Travis Vugteveen and seconded by Tom TenBroeke to retain the current officers for another term (Shawn Martinie Chairperson, Rich Sibley Vice-Chairperson, Bill Maschewske Secretary).

The motion carried unanimously.

A motion was made by Travis Vugteveen and seconded by Rich Sibley to schedule regular Planning Commission meetings for May 23, 2017, August 22, 2017, November 28, 2017, and February 27, 2018.

The motion carried unanimously.

A motion was made by Travis Vugteveen and seconded by Tom TenBroeke to adopt the 2016-2017 Planning Commission Annual Report and the 2017-2018 Planning Commission Proposed Budget as written.

The motion carried unanimously.

Motion made by Travis Vugteveen and seconded by Rich Sibley to pay Planning Commission salaries for the month of February 2017 (1 meeting).

The motion carried unanimously.

A motion was made by Travis Vugteveen and seconded by Steve Young to adjourn the Planning Commission meeting at 11:03 PM.
The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission