

ROBINSON TOWNSHIP PLANNING COMMISSION  
March 8, 2016

The special meeting of the Robinson Township Planning Commission was called to order at 6:00 PM at the Robinson Township Hall.

Present	Absent
Shawn Martinie	None
Rich Sibley	
Travis Vugteveen	
Bill Maschewske	
Tom TenBroeke	
Steve Young	
George Schippers	

Also present were Zoning Administrator Kathy Kuck, Township Supervisor Tracy Mulligan, and Mark Sloothaak representing S and M Gravel, operator for the South Cedar Earth Change Site.

A motion was made by Tom TenBroeke and seconded by Travis Vugteveen to approve the minutes of the February 23, 2016 meeting with the correction on page 3 of the regular Planning Commission meeting date from May 26, 2016 to May 24, 2016. The motion carried unanimously.

Non-Commission Member Inquiries – None

Reports and Communications -- None

Announcements

The Michigan Association of Planners class on Site Plan Review scheduled for March 9, 2016 was discussed. Citizen Planner credits were available.

Old Business

At 6:10 PM., all present moved by car to the site of the proposed MDOT Class B Earth Change on the south side of Bass Drive just west of Bass River (reference Earth Change application from MDOT dated December 2015). At the site, MDOT representatives Nick Jasinski, Jim Fortney, Jim Wilson, and Don Sneed were present to answer questions for the site tour. The group divided and viewed the East, South, and West boundaries of the site, including the Chessman and Scott Drains.

At 7:35 PM., the group, minus the MDOT representatives, returned to the Township Hall to resume the Planning Commission meeting. Observations from the site visit were discussed. MDOT personnel had previously indicated that they would submit a hydrology study, request a variance from the cell concept, and attend the March Planning Commission meeting. As a result of the site visit, the Planning Commission had the following concerns.

1. What are the design criteria for the discharge and will it handle a 100 year rainfall event?
2. Specific design elements of the spillway.
3. All members are in favor of hiring a consultant to assist in review.
4. Concern was expressed for groundwater vulnerability.
5. The content of the hydrology study needs to be adequate to determine the effect of the project on the surrounding water table.
6. It was noted that the pumps on the site were operational at the time of the site visit, contrary to prior statements by MDOT representatives. Concern was expressed regarding the validity of any historical hydrology data considering the pumps may have been in continuous use and altering the groundwater levels for over 50 years.

Zoning Administrator Kathy Kuck is to contact ERM to request if they would act as consultant for the Township in the MDOT Earth Change matter (specifically Tom O'Connell).

At 8:40 PM., review of the Site Plan from the February 23, 2016 meeting for the addition to the Township Hall was continued (See February 23, 2016 Planning Commission minutes for additional documentation). Those sections previously identified as requiring additional information per Section 31.7 of the Zoning Ordinance were reviewed as follows:

- E. It is now stated there are no structures within 100 ft. of the boundaries. See Exhibit 3.
- I. The narrative and document C0.1 has been updated showing utilities.
- K. The parking area is not being changed.
- O. There will be no change to the flagpole.
- Q. The current sign will be used – no change.
- R. New lighting will be compliant with the Zoning Ordinance.
- S. The dumpster will no longer be used.
- U. Revision levels and dates have not been added.
- W. No change.

Sections of the “Standards and Criteria for Site Plan Review” found deficient at the February 23, 2016 meeting were reviewed as follows:

- A. A Special Use Application has now been submitted to allow expansion of the non-conforming use when approved.
- J. The Site Plan has been updated and now shows utilities on document C0.1.

N. There will be no change to the sign.

The Special Use application was reviewed and all items were determined to be addressed and acceptable. Next, the “General Standards for Considering Special Uses” in Section 32.5 of the Zoning Ordinance were reviewed following the lettering sequence in the Zoning Ordinance.

- A. No serious social, economic, or visual conflicts are expected from the proposed addition.
- B. 1. There will be no change to the dispersion of light, heat, or other forms of energy.
- 2. No change to soil, air or water quality and movement.
- 3. No change to noise volume or pitch.
- 4. No change to the abundance and type of wildlife and vegetation.
- C. The use is grandfathered and there is no change to the population or use density.
- D. No change to pedestrian or vehicular traffic. No net change to parking.
- E. No change to existing sewer and water systems.
- F. No change to current times of operation.
- G. No increased demand for public utilities and services.
- H. The proposed use meets the standards in the Zoning Ordinance.
- I. The current and proposed use has been in existence for 40+ years and is not changing.
- J. The use is not changing and is grandfathered.
- K. The proposed use is not changing, is grandfathered, and it complies with the Zoning Ordinance.
- L. Not applicable.

A motion was made by Travis Vugteveen and seconded by Rich Sibley to recommend to the Township Board approval of the updated Site Plan and Special Use Applications from Robinson Township for the Township Hall expansion on parcel no. 70-08-15-300-008. The recommendation is based upon the Site Plan review findings in Planning Commission minutes in addition to the review of the General Standards for Special Uses in Section 32.5 of the Zoning Ordinance as noted in these minutes and with the following conditions:

- 1. Compliance with the applications and all representations included in the minutes.
- 2. Compliance with all Federal, State, County, and Township ordinances.
- 3. Revising the Site Plan drawings to include preparation dates and revision levels prior to Township Board approval.

A roll call vote was taken.

Steve Young – Yes

Tom TenBroeke – Yes

George Schippers – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Rich Sibley – Yes

Travis Vugteveen – Yes

The motion carried unanimously.

New Business – None

Zoning Administrator Kuck gave a review of pending issues in the future.

The next Planning Commission meeting was scheduled for March 22, 2016.

A motion was made by Travis Vugteveen and seconded by George Schippers to adjourn the Planning Commission meeting at 10:00 PM.

The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission