

ROBINSON TOWNSHIP PLANNING COMMISSION
March 24, 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
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, and two members of the public (see attached attendance sheet).

A motion was made by Tom TenBroeke and seconded by Rich Sibley to approve the February 24, 2015 Planning Commission minutes as written.
The motion carried unanimously.

Non-Commission Inquiries - None

Reports and Communications

Travis Vugteveen reported the following from the Township Board.

1. The Ottawa County Road Commission has set the public hearing for the abandonment of Buchanan Trails for April 16, 2015
2. Mr. Schultz of the Ottawa County Parks Dept. gave a presentation to the Township Board regarding the Grand River Greenway and requested \$50,000 from the Township for the project. The request is under discussion.
3. The Grand Haven and Zeeland school taxes were approved.
4. The latest Township wage resolution will be re-visited.
5. Chris Saddler is investigating installation of a door barrier and an upgrade to the Township Hall security system.
6. Budget amendments were approved.

Announcements-- None

New Business

A Class A Earth Change application from Joe and Jennifer Schlatter for parcel no. 70-08-07-100-014 to reshape and deepen an existing pond was reviewed. Zack DeKuiper was present to represent the Schlatters in this matter. Mr. DeKuiper explained that the existing pond was constructed incorrectly and needed to be reconstructed by removing the current clay liner, replacing it with a synthetic poly weave pond liner, and deepening the pond from 10 ft. to 15 ft.

Chairperson Martinie – Questioned exactly what was changing.

Mr. DeKuiper – Explained the process of removing the current clay liner, deepening the pond, and installing the poly weave liner.

George Schippers – Where will the water come from for the pond?

Mr. DeKuiper – It probably will come from a well on the site.

Zoning Administrator Kuck – Suggested contacting the Fire Dept. to fill the pond.

George Schippers – How will the algae be controlled?

Mr. DeKuiper – An aeration system will be installed.

Bill Maschewske – How will the pond be re-filled to compensate for evaporative losses?

Mr. DeKuiper – There will be little loss in spring and fall. In summer, it will be filled from an irrigation well.

The Earth Change application was reviewed compared to the standards in Article V, Section 3 of the Earth Change Ordinance and met all requirements.

A motion was made by Sue DeRuiter and seconded by George Schippers to recommend approval to the Township Board of the Schlatter Class A Earth Change application based upon the findings in Article V, Section 3 of the Earth Change Ordinance and with the following conditions:

1. Compliance with the application.
2. Compliance with State, County, and Township Ordinances.
3. Compliance with verbal representations as found in the Planning Commission minutes.

A roll call vote was taken.

Sue DeRuiter – Yes

Tom TenBroeke – Yes

George Schippers – Yes

Bill Maschewske – Yes
Shawn Martinie – Yes
Rich Sibley – Yes
Travis Vugteveen – Yes
The motion carried unanimously.

Old Business

At 7:55 PM., the Riverside Storage public hearing was discussed. The hearing was scheduled to be held on this date, however, the Grand Haven Tribune failed to publish the notice within the required time, therefore, the hearing could not be held. A discussion followed regarding Planning Commissioner availabilities and noticing requirements. Township Attorney Bultje was also requested to check the Planning Commission bylaws regarding a quorum. If not already revised to reflect the reduction in Planning Commissioners from 9 to 7, the Township Attorney would provide draft text to accomplish this at the next meeting. It was concluded that April 14, 2015 was the next available date to hold public hearings.

A motion was made by George Schippers and seconded by Rich Sibley to cancel the public hearing scheduled for March 24, 2015 for Riverside Storage and to re-schedule the public hearing for April 14, 2015.
The motion carried unanimously.

Due to conflicts of interest with the Bass Creek Development Company LLC rezoning application, Travis Vugteveen and Chairperson Martinie excused themselves from the Planning Commission and joined the audience. Vice-Chairperson Sibley chaired the meeting.

A motion was made by Tom TenBroeke and seconded by Sue DeRuiter to cancel the public hearing scheduled for March 24, 2015 for the Bass River Development Co. LLC rezoning and to re-schedule the public hearing for April 14, 2015.
The motion carried unanimously.

At this time, Chairperson Martinie and Travis Vugteveen rejoined the Planning Commission.

At 8:20 PM., the M-231 Sub-Area Plan review continued from the previous meeting. Handouts were distributed by Chairperson Martinie concerning the M-231 potential right-of-way on the south side of M-45 including a map of M-231 from Ottawa County GIS and a letter from MDOT. Following a lengthy discussion, it was decided that the right-of-way for M-231 south of M-45 is unknown and that the boundary of the commercial district in the primary growth area should be determined by other planning factors. It was agreed to continue the western North-South boundary north of M-45 south of M-45. This is a slight deviation to Option 2A favored at a previous Planning Commission meeting and documented in the marked-up version of Draft 2 of the M-231 Sub-Area Plan.

An additional document was distributed from David Jirousek of LSL Planning which included language regarding the initial use of private septic systems with public system connection potential and included language for requiring a Special Assessment Agreement for developers in the primary growth area.

Also discussed was the strategy to implement the M-231 Sub-Area Plan with Zoning Ordinance language. The rezoning to A-1 of MDOT property on the west side of M-231 that is currently zoned Commercial was also discussed and needs to be reviewed with LSL.

Travis Vugteveen is to hand deliver the marked-up copy of Draft 2 of the M-231 Sub-Area Plan, including the latest agreed upon changes, to LSL for final draft preparation. The completed final draft is expected from LSL to be delivered to Planning Commissioners prior to the April 14, 2015 meeting.

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

A motion was made by George Schippers and seconded by Travis Vugteveen to adjourn the Planning Commission meeting at 9:15PM.
The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

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



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

PRINT NAME

SIGNATURE

Zack DeKaiper

John Wood

[Handwritten signature of Zack DeKaiper]
[Handwritten signature of John Wood]