

ROBINSON TOWNSHIP PLANNING COMMISSION
April 14, 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
Shawn Martinie Tom TenBroeke George Schippers Rich Sibley Travis Vugteveen Bill Maschewske	Sue DeRuiter

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Supervisor Tracy Mulligan, Trustee Bernice Berens, Phil Crum representing the Riverside Storage Rezoning Request, Jay and Darlene Schippers representing the Bass River Development Co. LLC Rezoning Request, Matt Phares of Nederveld representing the Bass River Development Co. LLC Rezoning Request, and seven additional members of the public (see attached attendance sheet).

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

Non-Commission Inquiries - None

Reports and Communications -- None

Announcements

Chairperson Martinie reminded Planning Commissioners of the Community Engagement Seminar scheduled for Thursday, April 16, 2015 from 5:30 – 9:30 PM. at the Ottawa County Fillmore St. Complex.

Old Business

At 7:35 PM., Chairperson Martinie read the introduction to the public hearing for the Riverside Storage (Phil Crum) rezoning request. The public hearing notices for both the Riverside Storage and the Bass River Development Co. LLC rezoning requests were read by Secretary Maschewske. Chairperson Martinie explained that this public hearing was

only for the Riverside Storage rezoning request and the rules of procedure were read. The Riverside Storage public hearing was declared open.

Mr. Phil Crum made a brief presentation explaining that his property is currently split-zoned and this rezoning request will make all the subject property zoned B-2. This rezoning is at the request of Robinson Township.

There was no opposition voiced from the Planning Commission or the public and no comments or questions.

A motion was made by George Schippers and seconded by Rich Sibley to close the public hearing. The motion carried unanimously with one member absent.

A motion was made by George Schippers and seconded by Tom TenBroeke to recommend to the Township Board approval of the Riverside Storage rezoning request to B-2 for the reasons cited below.

1. What is the character of the surrounding property? Will the requested rezoning result in spot zoning?
Responses: The surrounding property is commercial and residential. Rezoning will not result in spot zoning.
2. What is the suitability of the property in question for various purposes? Can it be used as it is zoned? Does it have to be rezoned in order to be reasonably used?
Responses: The property could be used for a variety of purposes. The current zoning is problematic at best. Yes, the property should be rezoned to be reasonably used.
3. What will be the effect on surrounding property values?
Response: It was felt there would be little to no impact.
4. What will be the effect on the market value of the property in question?
Response: There could be a possible decrease in property value but the rezoning was requested by the applicant and acceptable to him.
5. What is the general trend of future building and population growth?
Response: The property is located next to other businesses and the owner has proposed commercial uses.
6. How would the welfare of the Township residents be affected if the rezoning is approved or if it is denied?
Response: There is no known detrimental effect if it is approved and there was no opposition at the public hearing.
7. What does the Master Plan indicate the land should be zoned?
Response: The Master Plan indicates Commercial.

A roll call vote was taken.

Tom TenBroeke – Yes

George Schippers – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Rich Sibley – Yes

Travis Vugteveen – Yes

The motion carried unanimously with one member absent.

A motion was made by Tom TenBroeke and seconded by Rich Sibley to nominate George Schippers to take over as Chairperson of the Planning Commission in the absence of Shawn Martinie during this meeting.

The motion carried unanimously with one member absent.

The next order of business was the Bass Creek Development Co. LLC rezoning request.

Due to conflicts of interest, both Shawn Martinie and Travis Vugteveen withdrew from the Planning Commission which was then chaired by George Schippers. Both Travis Vugteveen and Shawn Martinie joined the public.

The public hearing notice had previously been read by Secretary Maschewske and the rules of procedure had previously been publicly reviewed by the Chairperson.

Matt Phares of Nederveld made a presentation explaining the reason for requesting the rezoning of parcel no. 70-08-25-300-021 from A-1 to RR. It was stated the owners wished to split the parent parcel into three parcels each larger than 10 acres. Mr. Phares also read a letter from Jack Barr of Nederveld dated March 2, 2015 indicating the applicant requested contract zoning on Parcel B of the Site Plan which would prohibit further splits on this newly created parcel. This contract would need to be approved by the Township Board.

There was no opposition voiced by the public.

Travis Vugteveen – Stated he is in favor of the rezoning and is involved with the project.

Brett and Amy Rowell – Inquired what additional splits are planned for Parcel A on the Site Plan.

Darlene Schippers – Stated she is the owner of the property and the plan is to continue to farm parcels A, B, and C. She plans to eventually build on Parcel C and her son plans to build on Parcel B.

Shawn Martinie - How many splits may the property have under the Land Division Act?

Jay Schippers – There are 8 total splits allowed.

Rich Sibley – What are the plans for the existing building on the site?

Darlene Schippers – It will remain and be used for farm storage.

Bill Maschewske – Does the existing building meet yard requirements given the private road and lot splits proposed? The building is not shown on the Site Plan so this cannot be determined.

Jay Schippers – Stated he has not seen the Site Plan but requested that the lots and private road be created to allow the building to meet all setbacks.

At this time the Site Plan and the survey were reviewed and it appears that the private road may interfere with the existing building location.

Jay Schippers – Stated the private road will be adjusted if necessary to accommodate the existing building.

Township Attorney Bultje – Stated the Planning Commission may or may not want to see the Site Plan with the building on it to check for yard requirements since Parcel B must be defined in order to perform contract zoning.

Jay Schippers – How do we know that the building and the road do not meet all requirements today?

Township Attorney Bultje – Approval of the rezoning would necessarily include the lot layout because of the contract on Parcel B.

Tom TenBroeke – Stated he is comfortable voting on the rezoning request now.

Township Attorney Bultje – Expressed concern that the revised Site Plan and the contract for the zoning could not be completed in time for the Township Board meeting tomorrow night.

Darlene Schippers – Stated that they need the rezoning complete so they can start building a house. Her son and family are currently paying rent.

Supervisor Mulligan – Inquired if the applicants had applied for a building permit.

Zoning Administrator Kathy Kuck – Noted the owners have the right to apply for a building permit and build one dwelling on the property without rezoning or splitting. However, they need to make sure the location of the house meets yard requirements depending upon how the new parcels are created.

Kurt Schippers – They need the rezoning to get the private drive.

Shawn Martinie – Stated that until the rezoning happens, the access is only a driveway and not a private road.

Township Attorney Bultje – Stated that as a private driveway, there is no limit on length. As a private road, it cannot exceed 1000 ft. in length.

Kurt Schippers – If the rezoning is not complete, they do not feel comfortable building the home.

There were no more comments from either the public or the Planning Commission.

A motion was made by Bill Maschewske and seconded by Rich Sibley to close the public hearing.

The motion carried unanimously with one member absent.

A motion was made by Tom TenBroeke and seconded by Rich Sibley to table the Schippers rezoning request on parcel no. 70-08-25-300-021 until April 28, 2015. The applicant must submit a revised plan by April 20, 2015 and a contract must be received from Township Attorney Bultje by April 24, 2015.

The motion carried unanimously with one member absent.

Zoning Administrator Kuck – Stated that because of the Grand Haven Tribune error in not publishing the public hearing notice on time, the hearing notices for both the Riverside Storage and Bass Creek Development Co. LLC public hearings were published for free.

Jay Schippers – What will the contract entail and what will it cost?

Township Attorney Bultje – Stated that the contract zoning was presented by the applicant. He does not know how long the contract drafting will take and cannot estimate the cost. Costs to date for the rezoning request should be requested from the Township Treasurer.

At this time, discussion of the Schippers rezoning request was concluded and Shawn Martinie and Travis Vugteveen rejoined the Planning Commission.

The M-231 Sub-Area Plan discussion was continued from the last meeting. Revised pages 25 and 27 were distributed for the new Draft 4 of the document, creating Draft 4a.

Bill Maschewske – Requested a marked-up copy to highlight the changes from Draft 3. Members got copies of Draft 4 late last week.

Chairperson Martinie agreed to request the marked-up copies showing changes from Draft 3 to Draft 4.

Chairperson Martinie tentatively scheduled a joint meeting with the Township Board to review the M-231 Sub-Area Plan for April 30, 2015.

A discussion was held regarding the drafting of zoning ordinance text to support the M-231 Sub-Area Plan goals. LSL Consultants are to present zoning implementation costs and timing at the April 30, 2015 joint meeting of the Planning Commission and Township Board.

New Business

Chairperson Martinie inquired of the Zoning Administrator regarding pending business for the April 28, 2015 meeting.

Zoning Administrator Kuck – Stated there would probably be a Class A Earth Change request. It was not believed that an application requesting expansion of the Fennema Lock and Store would be complete by that date.

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

The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachment: Attendance sheet for April 14, 2015 Planning Commission Meeting



SIGN IN SHEET
Planning Commission Meeting
April 14, 2015 at 7:30 pm

PRINT NAME

SIGNATURE

PRINT NAME	SIGNATURE
John Van der Kooft	John Van der Kooft
Jay Schippers	Jay Schippers
Stacey Schippers	Stacey Schippers
Darlene Schippers	Darlene Schippers
Kurtis Schippers	Kurtis Schippers
MATT PHARES	MATT PHARES
Brent Rowell	Brent Rowell
Abbi Rowell	Abbi Rowell
BRENDA SIBBLEY	Brenda Sibbley