

ROBINSON TOWNSHIP PLANNING COMMISSION  
April 28, 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	Sue DeRuiter
Tom TenBroeke	
George Schippers	
Rich Sibley	
Travis Vugteveen	
Bill Maschewske	

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Jay and Darlene Schippers representing the Bass River Development Co. LLC Rezoning Request, Jack Barr of Nederveld representing the Bass River Development Co. LLC Rezoning Request, and one additional member of the public (see attached attendance sheet).

Review and approval of the minutes of the April 14, 2015 Planning Commission meeting was delayed until the next meeting.

Non-Commission Inquiries - None

Reports and Communications -- None

Announcements -- None

Old Business

Review of the rezoning request from Bass River Development Co. LLC was continued. The issue was tabled at the April 14, 2015 meeting.

Both Chairperson Martinie and Travis Vugteveen excused themselves from the Planning Commission and joined the public at this time due to conflicts of interest regarding the Bass River Development Co. LLC rezoning request. Vice- Chair Sibley chaired the meeting.

Vice-Chair Sibley noted several issues from the previous meeting.

1. Clarification of the location of the existing building that will stay on the parcel.
2. A contract zoning agreement was needed.

The legal description was noted as being incorrect on the Site Plan. A new and corrected Site Plan was submitted by Jack Barr of Nederveld dated April 28, 2015. Additionally, the Zoning Map Amendment Ordinance draft was revised to show the correct parcel description.

There were no questions regarding the Contract Zoning Agreement.

Vice-Chair Sibley – Questioned if there were any other issues since the last meeting.

Township Attorney Bultje – Inquired if the applicant is in agreement with the revised Contract Zoning Agreement and the Zoning Map Amendment Ordinance, both dated April 28, 2015.

Jack Barr – Yes.

A motion was made by Tom TenBroeke and seconded by George Schippers to recommend to the Township Board approval of the Bass River Development Co. LLC rezoning request for parcel no. 70-08-25-300-021 to rezone from A-1 to RR with Site Plan and Contract Zoning Agreement, both dated April 28, 2015, and based upon the findings set forth in Section 3 of the Contract Zoning Agreement.

A roll call vote was taken.

Tom TenBroeke – Yes

George Schippers – Yes

Bill Maschewske – No

Rich Sibley – Yes

The motion carried with one member absent and two members abstaining from participation.

The Bass River Development Co. LLC rezoning request was concluded and Chairperson Martinie and Travis Vugteveen rejoined the Planning Commission.

### New Business

Review of the Class A Earth Change request from John and Beverly Kuyers was next on the agenda.

Chairperson Martinie – Inquired where the pond will be located.

John Kuyers – It will be located 50 ft. from the north property boundary and generally centered east and west on the parcel.

John Kuyers – Inquired if the pond could cross property boundaries? He may want to share the pond with his nephew who owns an adjoining parcel.

Township Attorney Bultje – No, the Earth Change Ordinance requires a 50 ft. setback from the parcel boundary.

Rich Sibley – Inquired the dimension of the parcel width.

Chairperson Martinie – Noted the parcel is approximately 333 ft. by 660 ft. per the parcel description.

The factors in Article V, Section 3, (a) of the Earth Change Ordinance were reviewed.

1. The zoning of the proposed site – The zoning is A-1
2. Its proposed reclamation in a manner consistent with the Robinson Township Land Use Plan – Removed earth used for fill for house construction. Pond will be created and stabilized after completion.
3. The character of the person in respect to the person’s honesty, integrity and financial responsibility – Acceptable.
4. The person’s ability to comply with this Ordinance and the probable terms and conditions of a permit, if issued – Acceptable.
5. The size, nature, and character of the proposed Earth Change activity – The excavation is under the limit for a Class A application, the earth will be used for fill for home construction, and the pond will be used for residential irrigation.
6. The scope and duration of the proposed Earth Change activity – Class A size, will be completed in 2015.
7. The proximity and effect of the proposed Earth Change activity with respect to adjoining properties and the surrounding neighborhood – Acceptable, no adverse effects.
8. The relative need or necessity of the proposed Earth Change activity in relation to other possible uses of the property – will be used for fill, irrigation, and will support residence.
9. The impact of the proposed Earth Change Activity on the environment – no adverse impacts known.
10. All pertinent things concerning the health, safety, and general welfare, and the preservation of natural and environment resources and the prevention of nuisances and hazards – Consistent with the health, safety, and general welfare of township residents.

A motion was made by Travis Vugteveen and seconded by Rich Sibley to recommend to the Township Board approval of the Kuyers Class A Earth Change application based upon the previous factors considered and with the following conditions:

1. Compliance with the application.
2. Compliance with Federal, State, County, and Township Ordinances.
3. Compliance with representations made and recorded in the Planning Commission minutes.

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.

At 8:05 PM., Zoning Administrator Kuck reported the following.

1. There has been an inquiry by RSM Development regarding a 75 acre parcel zoned R-1 in the northern part of the Township near Stearns Bayou.
2. The Township is receiving calls regarding the placement of modular homes.
3. There have been request(s) from River Haven residents to move mobile homes into the Township.
4. A letter has been received from the State Attorney General inquiring if the Township had granted permits for the placement of greenhouses on MDOT property. No permits had been issued by the Township.

The next regular Planning Commission meeting will be May 26, 2015 at which time a request will be evaluated for expansion of the Fennema Lock and Store.

A motion was made by Travis Vugteveen and seconded by George Schippers to adjourn the Planning Commission meeting at 8:20 PM.

The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission

Attachment: Attendance sheet for April 28, 2015 Planning Commission Meeting

