

ROBINSON TOWNSHIP PLANNING COMMISSION
 April 29, 2014

The special meeting of the Robinson Township Planning Commission was called to order at 7:30 PM at the Robinson Township Hall.

Present	Absent
Bill Maschewske	None
Shawn Martinie	
Tom TenBroeke	
Scott Blackmer	
Travis Vugteveen	
George Schippers	
Sue DeRuiter	

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Chris Swenski of MDOT, Tom Peplinski of D.J. McQuestion, Art Green of the MDOT Muskegon Office, and one member of the public.

A motion was made by Tom TenBroeke and seconded by Travis Vugteveen to approve the minutes of the April 15, 2014 minutes with one correction, changing the name of Greg Zack to Art Green on page 3.
 The motion carried unanimously.

Non-Commission Inquiries – None

Reports

Travis Vugteveen reported the following from the Township Board.

1. An Eagle Scout project was approved at the Township Park.
2. LSL was approved as Township Planners.
3. An amendment to the Truck Route Ordinance was approved, including 120th Ave. from M-45 north to Lincoln St. as truck route.
4. Overage for mower repair was approved.
5. Overage for MTA conference attendance was approved.
6. A baseball contract was approved.
7. The purchase of new office computers was approved.
8. Tennis court resurfacing was tabled pending new bids.
9. Residential change- of- ownership forms were considered.
 Matt Pelt – Voiced objection to Township building inspection when ownership changes.
10. Amended MDOT Right-of-Way Resolution regarding Earth Changes.

11. Accepted expenditures for markers at the Township Park.
12. Reviewed new trailer for Township use.

Announcements – None

Old Business

The draft resolutions and reports dated 04/24/14 for the D.J. McQuestion and Sons Class B Earth Change requests for the Johnson St. and 124th Ave. sites were reviewed. The following items in both Exhibit A reports were discussed.

1. Section 3, p – Input was received from M. Dittenber, Associate Attorney General, requesting the last sentence be deleted so that Township approval would not be necessary to topsoil, seed, and mulch following excavation.

Chairperson Martinie – What will be used as the Seasonal High Water Table (SHWT) and where will it be determined since only one hole was excavated at each site?

Bill Maschewske – If one elevation is to be used, the SHWT needs to be determined farthest from the wetlands. This would result in a flat bottom to the excavation.

Art Green – Wants the Township to only check the location where the SHWT was established.

Bill Maschewske – Need to add a condition regarding determination of the SHWT and respective excavation floor.

Chairperson Martinie and Bill Maschewske– Holes need to be dug both nearest and farthest from the wetlands at each site to determine the elevation if the excavated floor is not to be level. This information needs to be in the application before the Township Board reviews and decides on the applications.

Attorney Bultje prepared revised wording for Section 3, p of both reports.

2. Section 3, u -- Travis Vugteveen – Is this as-built survey a document?

Art Green – Yes. Mr. Green also inquired if a separate bond was required by the Township.

Attorney Bultje – No, it is not a separate bond and the explanation is in Section 3, f of the reports.

3. Section 3, s – Art Green – Inquired about Township approval of the drainage plan if it changes.

It was agreed to add reference to a letter dated March 5, 2014 from Chris Swenski to Tom Peplinski.

4. Section 2, b -- Bill Maschewske – How could the property be used to expand the roadway further south as stated?

Attorney Bultje revised this sentence to state “accessory uses related to M-231”.

5. Section 3, m – Tom Peplinski – Please revise to clarify there will be no fuel storage “on the Property”.
6. Section 3, n – Chairperson Martinie – Questioned the meaning of “day-to-day basis”.

Attorney Bultje – Explained this does not mean it will be inspected every day.

7. Section 3, r – Clarified.
8. Section 3, v – Bill Maschewske – Noted that the purpose of silt fence is to control water erosion, not wind erosion.
9. Section 3, n -- Chairperson Martinie – Where is dust control water coming from at the 124th Ave. site?

Art Green – Stated they will be able to pull from the creek. They will not pull the creek dry.

Zoning Administrator Kuck – Stated she will monitor the situation and would also suggest adjacent ponds for contractors to get dust control water from.

Johnson St. site specific issue

10. Section 3, aa – This section is to be revised to correct the spelling of Stearns Creek and to add Beeline Drain.

Township Attorney Bultje reviewed his list of changes to both Exhibit A reports as follows:

1. Section 3, p – Keep 2 ft. above the SHWT and before the Township Board reviews these applications, the contractor and the Township will resolve the elevations and they will be included in the applications or the Township conditions.

2. Section 3, s – add reference to March 5, 2014 letter from Chris Swenski to Tom Peplinski.
3. Section 2, b – Correct to accessory uses related to M-231.
4. Section 3, m – Add “on the Property”.
5. Section 3, h – Correct “topping” to “tipping”
6. Section 3, v – Revise to state the silt fence is for water erosion.
7. Johnson St. Site only, Section 3, aa – Correct the spelling of Stearns and add Beeline Drain.

A motion was made by George Schippers and seconded by Sue DeRuiter to adopt the resolution with the attached report as Exhibit A as revised by this discussion for the 124th Ave. project applied for by D.J. McQuestion for MDOT.

A roll call vote was taken.

Sue DeRuiter – Yes

George Schippers – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Scott Blackmer – Yes

Travis Vugteveen – Yes

Tom TenBroeke – Yes

The motion carried unanimously.

A motion was made by Sue DeRuiter and seconded by Tom TenBroeke to adopt the resolution with the attached report as Exhibit A as revised by this discussion for the Johnson St. project applied for by D.J. McQuestion for MDOT.

A roll call vote was taken.

Sue DeRuiter – Yes

George Schippers – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Scott Blackmer – Yes

Travis Vugteveen – Yes

Tom TenBroeke – Yes

The motion carried unanimously.

Tom Peplinski – Noted that 120th Ave. is closed southbound from M-45 for drain work. Alternative routes were discussed. Zoning Administrator Kuck is to inform the Township Board and send a letter to Northland Farms.

It was announced there would be a joint meeting of the Planning Commission and Township Board Thursday evening at 6:45 PM to meet with the Township Planners, LSL, to tour the Township. The meeting would come to order at the Township Hall.

Township Attorney Bultje is to be present at the May 13, 2014 public hearing for the two Northland Farms Class B Earth Change applications.

A motion was made by Travis Vugteveen and seconded by Scott Blackmer to pay Planning Commission salaries for the month of April.

The motion carried unanimously.

A motion was made by Travis Vugteveen and seconded by Scott Blackmer to adjourn the Planning Commission meeting at 9:03 PM.

The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission