

ROBINSON TOWNSHIP PLANNING COMMISSION  
 April 30, 2015

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

Planning Commission

<p>Present</p> <p>Shawn Martinie                  Tom TenBroeke                  George Schippers                  Rich Sibley                  Travis Vugteveen (salary from Township Board)                  Bill Maschewske</p>	<p>Absent</p> <p>Sue DeRuiter</p>
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Township Board

<p>Present</p> <p>Bernice Berens                  Tracy Mulligan                  Bonnie Hayward                  Travis Vugteveen</p>	<p>Absent</p> <p>Jackie Frye</p>
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Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, David Jirousek of LSL Planning, Chuck Morgan representing Northland Evergreen, and one additional member of the public

An introduction was given by Supervisor Mulligan. The purpose of this joint meeting was to review with the Township Board the M-231 Sub-Area Plan the Planning Commission and LSL had been drafting. Mr. Jirousek briefly summarized the plan and followed the summary with a PowerPoint presentation of the critical areas of the plan. It was explained that the Primary Growth Area could support approximately 500,000 square feet of potential development.

Bonnie Hayward – Questioned the change in the Industrial area that is currently at the NE corner of the intersection of 120<sup>th</sup> Ave. and M-45.

David Jirousek – Explained the reasons for the move and reduction in area.

Township Attorney Bultje – Explained that the new plan can be supported.

David Jirousek – Provided the rationale for the proposed sizes of the Industrial and Commercial areas.

Bill Maschewske – Stated that if the planned Commercial/Industrial areas were developed, this would be a 1700% increase over currently developed Commercial/Industrial land in the area.

Bill Maschewske – Stated one of the reasons the proposed Commercial/Industrial area should be the proposed size or smaller is that it will focus development to make it easier to service with utilities.

Mr. Jirousek reviewed Highway Commercial, Community Commercial, and Industrial uses.

The Secondary Growth Area was then reviewed. It was emphasized that Commercial development in this area was targeting the neighborhood with limited service to travelers. The Neighborhood Commercial uses were reviewed.

Implementation was finally reviewed.

Chairperson Martinie – Who does the additional tasks of implementation?

David Jirousek – The tasks in Table 6, Items 1 and 2 and Table 7, Items 1 and 2 are most important to complete in a timely manner. Everything except the Low Impact Design standards can be part of the Zoning Ordinance.

Chairperson Martinie – Inquired about costs to prepare the Zoning Ordinance text ready for incorporation into the Zoning Ordinance.

David Jirousek – The cost for all text ready to incorporate, without Low Impact Design Standards, would be about \$7000. This would be everything in Tables 6, 7, and 8 except Item 7.3. Low Impact Design Standards would be approximately another \$8000. These estimates would not include the cost for Township Attorney Bultje to review. These cost estimates also do not include the costs of meetings. Meetings would be approximately \$350 each for LSL participation. All text would be written for direct inclusion into the current Zoning Ordinance.

A discussion followed regarding the 42 day public review period and options for informing the public of the M-231 Sub-Area Plan.

Chuck Morgan – Inquired about information he and Rich Bramer submitted several months ago regarding the proposed M-231 intersection South of M-45 if and when M-231 was extended South of M-45. Chuck Morgan and Rich Bramer had shown the Planning Commission an MDOT plan that did not include a cloverleaf intersection at the SE corner of the intersection.

Chairperson Martinie – Stated that MDOT was contacted and finally responded but did not give a definite answer regarding their plans for the intersection south of M-45. It was explained to Mr. Morgan that the Planning Commission boundaries for Commercial South of M-45 were established without consideration of MDOT intersection plans South of M-45. It was noted the Planning Commission struggled with this situation.

A Planning Commission motion was made by Travis Vugteveen and seconded by George Schippers for the Planning Commission to submit the M-231 Sub-Area Plan draft 4-b to the Township Board for review, comment, and consideration for distribution.

A roll call vote was taken.

Travis Vugteveen – Yes

Tom TenBroeke – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Rich Sibley – Yes

George Schippers – Yes

The motion carried unanimously with one member absent.

A Township Board motion was made by Bernice Berens and seconded by Tracy Mulligan to accept the Planning Commission recommendation and to approve Draft 4-b of the M-231 Sub-Area Plan for distribution.

Bonnie Hayward – Yes

Bernice Berens – Yes

Tracy Mulligan – Yes

Travis Vugteveen – Yes

The motion carried unanimously with one member absent.

There were no other comments or questions regarding the M-231 Sub-Area Plan from the public, the Planning Commission, or the Township Board.

A motion was made by George Schippers and seconded by Travis Vugteveen to adjourn the joint meeting of the Planning Commission and Township Board.

Before voting on the motion to adjourn, a motion was made by Rich Sibley and seconded by Tom TenBroeke to pay Planning Commission salaries for the month of April 2015 for three meetings in addition to seminar attendance on April 16, 2015 conditional upon Township Board approval. Travis Vugteveen is to be paid for seminar attendance, if approved by the Board, as a Township Board member.

The above motion to pay salaries was approved unanimously with one Planning Commission member absent.

It was noted that a special Township Board meeting was being held on Thursday, May 7, 2015 at 7:30 PM. to discuss the potential closure of Buchanan St. between 136<sup>th</sup> Ave. and 144<sup>th</sup> Ave.

The motion to adjourn the joint meeting was approved unanimously at 9:24 with one Planning Commission member absent and one Township Board member absent.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission

Attachment: Attendance sheet for April 30, 2015 joint Planning Commission/Township Board Meeting



**SIGN IN SHEET**

**BOARD OF TRUSTEES  
AND PLANNING COMMISSION  
JOINT MEETING  
APRIL 30, 2015 AT 7:30 pm**

**PRINT NAME**

**SIGNATURE**

Kathy Luck	Kathy Luck
Kirk Loepfeler	[Signature]

