

ROBINSON TOWNSHIP PLANNING COMMISSION
May 13, 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 Shawn Martinie Tom Tenbroeke Travis Vugteveen Sue DeRuiter | George Schippers Scott Blackmer |

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Tim Bureau of Timothy Bureau Consulting LLC representing Robinson Township, Kurt Koella of Lakeshore Environmental representing Northland Farms, and Charles Morgan representing Northland Farms.

A motion was made by Travis Vugteveen and seconded by Sue DeRuiter to approve the April 29, 2014 Planning Commission minutes as written.
The motion carried unanimously with two members absent.

A motion was made by Tom Tenbroeke and seconded by Sue DeRuiter to approve the May 1, 2014 Planning Commission minutes as written.
The motion carried unanimously with two members absent.

Non-Commission Inquiries – None

Reports

Travis Vugteveen reported the following from the Township Board.

1. The Township Board approved both of the D. J. McQuestion Class B Earth Change applications.

Announcements – None

Old Business

The public hearing for the Northland Farms Class B Earth Change applications was scheduled for this time. There were no members of the public, other than the applicants and the Township Consultant, present. The public hearing was declared open.

The written comments from Tim Bureau of Timothy Bureau Consulting LLC regarding the two Class B Earth Change applications were reviewed compared to the latest updated applications.

1. The distance to Worley Drain is now identified.
2. The location of the cross-section view is now shown.
3. The cell units are not properly applied. The excavation area needs to consist of a minimum of 6 cell units.
4. There is no mention of stripping and stockpiling the topsoil where the 30,000 cubic yards of material will be deposited east of 120th Ave. The applicant states the topsoil will be removed before the 30,000 cubic yards of material are deposited. The topsoil will be placed on top of the 30,000 cubic yards of deposited subsoil.
5. Per the applicant, topsoil will not be removed from the area where excavated materials are stored for drainage. No long term stockpiles will remain.
6. The quantities of excavated material and stockpiles do not match on Figure 4A and Article IV, Section 1D of the application for the 120th Ave. application.
7. The applicant states 1 ft. of topsoil will be placed on disturbed areas, including on top of the 30,000 cubic yards deposited east of 120th Ave. A topsoil balance should be calculated.

Additional questions from the Planning Commission.

1. The Irrigation Users Map shows what lands will be irrigated and are shown on Figure 1. Figure 1 needs to be re-numbered with the next submission to not be confused with the existing Figure 1.
2. The cell concept application – already addressed above.
3. Is the drawdown calculation using the same parameters as for the Orr Earth Change site? Kurt Koella responded that parameters are within 10% of what was used on the Orr Site.
4. A haul route over the highway is required for material leaving the site.

A consolidated summary of issues was created as follows for each site:

120th Ave. Site

1. The cell concept needs to be properly applied to the excavation area.
2. The cubic yard values need to match (excavation, stockpile)
3. The haul route to M-231 needs to be identified (if changed from what is in the latest application)
4. Irrigation Users Map needs to be re-identified.
5. Will 1 ft. of topsoil be applied to all disturbed and stockpile areas? A topsoil balance needs to be calculated for the site.

128th Ave. Site

1. The cell concept needs to be properly applied to the excavation area.

2. The haul route to M-231 needs to be identified (if changed from what is in the latest application)
3. Irrigation Users Map needs to be re-identified.
4. A topsoil balance is needed for the site. Will 1 ft. of topsoil cover all disturbed areas?

There were no further comments from the Planning Commission and no members of the public present except the applicants.

A motion was made by Travis Vugteveen and seconded by Tom Tenbroeke to close the public hearing.

The motion carried unanimously with 2 members absent.

Timetables for further review of the Northland Farms earth change applications were discussed along with the irrigation agreement with surrounding users. At the current time, the Planning Commission is waiting for revised applications from Northland Farms to address issues identified during the public hearing. The revised applications will be reviewed at the May 27, 2014 Planning Commission meeting and it will be determined if a recommendation can be forwarded to the Township Board at that time.

A motion was made by Sue DeRuiter and seconded by Tom Tenbroeke to table the Northland Farms Class B Earth Change application review pending submission of revised applications.

The motion carried unanimously with 2 members absent.

The next Planning Commission meeting was scheduled for May 27, 2014. On June 3, 2014, the Planning Commission is holding a special meeting to meet with the contracted Township Planners. On June 10, 2014, there would be another Planning Commission to further discuss Northland Farms earth change applications if necessary.

A motion was made by Travis Vugteveen and seconded by Sue DeRuiter to adjourn the Planning Commission meeting at 9:59 PM.

The motion carried unanimously with 2 members absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission