

ROBINSON TOWNSHIP PLANNING COMMISSION  
May 27, 2014

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

Present	Absent
Bill Maschewske	Sue DeRuiter
Shawn Martinie	
Tom Tenbroeke	
Travis Vugteveen	
George Schippers	
Scott Blackmer	

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Kurt Koella and Eric Klompmaker of Lakeshore Environmental representing Northland Farms, Rich Bramer of Northland Farms, and six additional members of the public.

A motion was made by Travis Vugteveen and seconded by Tom Tenbroeke to approve the May 13, 2014 Planning Commission minutes as written. The motion carried unanimously with one member absent.

Non-Commission Inquiries – None

Reports

Travis Vugteveen reported the following from the Township Board.

1. Tennis court resurfacing was approved.
2. The purchase of a trailer for Township use was approved.
3. Application was approved for a grant to fence the cemetery.
4. Mr. Johnson discussed the expansion of the Bakale pond.
5. The sign for the Embassy was approved.
6. The truck route ordinance was consolidated.

Announcements – None

Old Business

The Northland Farms Class B Earth Change applications were again reviewed. Bill Maschewske reported that the pond sizing calculations had been reviewed and they appear to follow the same methodology as the calculation for the Orr pond. The only difference was the Northland Farms ponds used a conductivity of 62.5 ft./day while the

Orr pond calculation used 40 ft./day. This was the result of a difference in subsoil, medium sand vs. fine sand.

New revised applications for both Earth Changes were submitted with cover letter dated May 27, 2014. Since the Planning Commission did not have the opportunity to review the newly submitted material in advance, it was agreed to check the new submissions to at least determine if the deficiencies identified in the May 13, 2014 minutes were addressed. The findings were as follows for the 120<sup>th</sup> Ave. application:

1. The cell concept now appears to be properly applied to the excavation area.
2. The cubic yards of materials in stockpiles, excavation, and deposition now agree.
3. The haul routes for material to be removed from the site and transported to M-231 construction have been identified.
4. The Irrigation Users Map has been relabeled Figure 1A.
5. One foot of topsoil will be placed on top of disturbed areas. No topsoil will be placed on top of the stockpile since it will not reside on the site long enough for stabilization.

The findings were as follows for the 128<sup>th</sup> Ave. Earth Change application:

1. The cell concept is now applied properly to the excavation area.
2. The haul route is identified using 128<sup>th</sup> Ave. An Ottawa County Road Commission permit will be necessary per Zoning Administrator Kuck.
3. The Irrigation Users Map has been re-labeled as requested.
4. One foot of topsoil will cover all disturbed areas.

A discussion was held regarding if a formal agreement was required from adjacent users regarding the Agricultural pond size justification.

Kurt Koella – What happens if one year from now, we no longer irrigate out of the ponds? Do we need to fill them in?

Rich Bramer – Kuyers have a 7 year lease, recently enacted, on the Mercury Holdings and Sokolow properties.

Kurt Koella – The request for the irrigation ponds is real and they need the water.

Township Attorney Bultje – A letter should come from Northland Farms indicating they are willing to lease water and the users should sign a statement of usage. These are needed for both applications from the applicable parties involved.

The Factors in Considering Applications for Class B Earth Change Permits in Article V, Section 3 of the Robinson Township Earth Change Ordinance were reviewed by the Planning Commission with the Township Attorney. Additionally, any conditions applying to each permit were discussed. It was agreed the duration of both permits would be until June 2015. Attorney Bultje requested that if any Planning Commissioner has any

additional considerations or conditions, to please email them to him before the June 10, 2014 meeting and to copy Chairperson Martinie.

A motion was made by Travis Vugteveen and seconded by Scott Blackmer to authorize Township Attorney Bultje to prepare a resolution and report on each of the Northland Farms Earth Change applications for action at the June 10, 2014 Planning Commission meeting.

The motion carried unanimously with one member absent.

### New Business

The next item of business was the James Russell Special Use request for parcel no. 70-08-032-400-043. The existing building on the site is currently occupied by A Touch of Color on side A, which makes wood door, frames, and pods for the U.S. Government. Side B of the existing building manufactures upscale playhouses. Jim and Faye Russell, the owners, were present to discuss both past and present business on the site. Also present were Gary and Kris Rillema, the potential buyers of the property. Chris Rillema explained that they would like to use Side A of the existing building for a CNC Machine shop. Side B would remain rented to Out on a Limb for playhouse construction. Ideally, they would eventually expand the CNC machining operations into Side B as the business grew. Mr. Russell discussed the list of businesses located on the subject premises, most of which were machine shop operations. Mr. Russell was unaware until very recently that the subject property had been rezoned to B-2 as part of the adoption of the 1995 Zoning Ordinance.

Township Attorney Bultje noted that Special Use approval could be granted for the machine shop and playhouse construction with or without additional approval required to change the use to all machine shop. It was noted that to proceed with the Special Use Application, a Site Plan application would need to be submitted by the applicants.

A motion was made by George Schippers and seconded by Tom Tenbroeke to table the non-conforming use/Special Use request for 12880 North Cedar Drive until June 10, 2014.

The motion carried unanimously with one member absent.

At 9:35 PM., Mr. Phil Crum and his architect, Mr. Dennis Dryer, were present to discuss a Preliminary Site Plan Application they had submitted for parcels 70-08-06-200-046 and 70-08-06-200-003. These parcels are reportedly zoned B-2, I-1, and R-1. In addition to the existing building on the parcels, the application proposed to build multiple lock and store buildings in addition to several multi-family dwelling units.

A discussion was held with the applicants regarding what could be done on the parcel without rezoning and possibly Zoning Ordinance amendment. It was suggested that Mr. Crum limit his proposal to what he would like to accomplish within a 2 year time frame. This would require a revised Site Plan and Special Use applications.

A motion was made by Scott Blackmer and seconded by George Schippers to table the Phil Crum Preliminary Site Plan application pending receipt of new Special Use and Site Plan applications.

The motion carried unanimously with one member absent.

Attendance at Planning Commission meetings was read for the month of May. A motion was made by Travis Vugteveen and seconded by George Schippers to pay salaries for the month of May, 2014.

The motion carried unanimously with one member absent.

A report was given by Zoning Administrator Kuck on current activities.

A motion was made by Travis Vugteveen and seconded by Scott Blackmer to adjourn the Planning Commission meeting at 10:10 PM.

The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission

Attachment: Public Sign-in Sheet



**SIGN IN SHEET**  
**Planning Commission Meeting**  
**May 27, 2014**

PRINT NAME	SIGNATURE
Eric Klompaker	
Rich Brumer	
Gary Rummel	
FAYE RUSSELL	
Kerita Rillema	
Jim Russell	
Kris Rillema	
Denny Dyer	