

ROBINSON TOWNSHIP PLANNING COMMISSION
June 10, 2014

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

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

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Supervisor Tracy Mulligan, Kurt Koella of Lakeshore Environmental and Rich Bramer, both representing Northland Farms, James and Faye Russell, Keith and Kris Rillema and one additional member of the public. (See attached attendance sheet)

A motion was made by Tom TenBroeke and seconded by Travis Vugteveen to approve the May 27, 2014 Planning Commission minutes with the correction of Chris Rillema to Kris Rillema.

The motion carried unanimously.

A motion was made by Scott Blackmer and seconded by Sue DeRuiter to approve as written the Planning Commission minutes of June 3, 2014.

The motion carried unanimously.

Non-Commission Inquiries – None

Announcements --None

Reports -- None

Old Business

The Planning Commission reviewed the Resolutions and Reports dated 06/03/14 regarding the two Class B Earth Change applications pending for Northland Farms.

Chairperson Martinie – Section 3(h) of the report – He cannot find the referenced May 23, 2014 letter.

Township Attorney Bultje – It is the email cover letter to the updated applications.

Chairperson Martinie – Asked for an explanation of section 3(t) of the report.

Attorney Bultje – Provided clarification.

Bill Maschewske – Questioned if the spelling of “bases” was correct.

Attorney Bultje – Stated it was correct.

Bill Maschewske – Noted the required water agreements are still missing.

Bill Maschewske – Section 3 (u) of the report – suggested deleting “its adequacy for surface drainage of the Project”.

The suggested deletion was approved.

Bill Maschewske – Section 3 (w) of the report – change the word “should” to “shall” in two places.

There were no other comments from the Planning Commission or the public.

A motion was made by George Schippers and seconded by Tom TenBroeke to adopt the Resolution and Report dated 06/03/14 for the Northland Farms 128th Ave. Class B Earth Change application for parcel no 70-08-29-200-006 with the following revisions to the report:

1. Section 3(u) – delete “its adequacy for surface drainage of the Property”.
2. Section 3 (w) – Change “should” to “shall” in two places.

A roll call vote was taken.

Tom TenBroeke – Yes

George Schippers – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Scott Blackmer – Yes

Travis Vugteveen – Yes

Sue DeRuiter – Yes

The motion carried unanimously.

A motion was made by Sue DeRuiter and seconded by Tom TenBroeke to adopt the Resolution and Report dated 06/03/14 for Northland Farms 120th Ave. Class B Earth Change application for parcel nos. 70-08-28-200-003 and 70-08-27-100-006 with the following revisions to the report:

1. Section 3 (u) -- delete "its adequacy for surface drainage of the Property".
2. Section 3 (w) – Change "should" to "shall" in two places.

And revise the Resolution and Report to also include parcel no. 70-08-27-100-006.

A roll call vote was taken.

Tom TenBroeke – Yes

George Schippers – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Scott Blackmer – Yes

Travis Vugteveen – Yes

Sue DeRuiter – Yes

The motion carried unanimously.

Attorney Bultje is to prepare revised Resolutions and Reports for the Township Board meeting on June 11, 2014.

At 8:00 PM., the James Russell Special Use and Site Plan were reviewed.

Chairperson Martinie – Do Mr. and Mrs. Russell live on parcel no. 70-04-32-400-009?

Mr. Russell – Yes.

Bill Maschewske – Section 31.7 e – What is the building approximately 50 ft. to the SE of the subject parcel.

Mrs. Russell – It is a greenhouse.

Bill Maschewske – Section 31.7 h – Are any alterations planned?

Mr. Russell – No.

Bill Maschewske – No soils map was provided, however, the building is existing.

Chairperson Martinie – Are there any additional pictures?

Zoning Administrator Kuck – No.

Zoning Administrator Kuck also stated she has checked and confirmed proof of ownership of the parcel by Mr. and Mrs. Russell.

The Planning Commission next reviewed the Special Use criteria in Section 4.31F of the Zoning Ordinance.

1. The Special Use is equally appropriate to the present non-conforming use.

2. The proposed use will not extend the duration of the non-conforming use. The existing building is actually not non-conforming.
3. The proposed use will not interfere with the use of adjoining lands. There is a long history of non-conforming uses and lack of interferences.
4. No or minimal effect of the proposed use on adjoining land and the surrounding neighborhood.

Next to be reviewed were the Special Use criteria in Section 32.5 of the Zoning Ordinance.

- a. All buildings have been existing for many years.
- b. There is a long history of non-conforming uses, no change to buildings, and no substantial adverse impact on the surrounding properties and neighborhood.
- c. Existing building, long history, no changes.
- d. Existing building, long history, no changes.
- e. No changes to sewage or water supply facilities.
- f. Existing building, long history, no changes.
- g. No additional demand on public utilities or services.
- h. Section 4.31F was considered and the request complies.
- i. The proposed use is consistent with the Zoning Ordinance in protecting non-conforming uses and protects the surrounding neighborhood from adverse impacts.
- j. Refer to Section 4.31F criteria recorded previously.
- k. Complies with the requirements of Section 4.31F.
- l. Not applicable – No Earth Change involved.

The Site Plan review criteria are contained within the motion.

A motion was made by George Schippers and seconded by Tom TenBroeke to recommend to the Township Board approval of both the Special Use Application and the Detailed Site Plan submitted by James and Faye Russell for parcel no. 70-04-32-400-043 to operate either a machine shop and playhouse fabrication operation in the existing building or just a machine shop. The Site Plan conforms to the requirements of Section 31.8 of the Zoning Ordinance and the Special Use Application complies per the standards in Sections 32.5 and 4.31F of the Zoning Ordinance with the following conditions:

1. Compliance with the application as submitted to the Township and representations recorded in these minutes and the minutes of May 27, 2014.
2. Compliance with Township Ordinances, including the Zoning Ordinance, but for the non-conforming uses.
3. Compliance with Federal, State, and County Ordinances.

A roll call vote was taken.

Tom TenBroeke – Yes

George Schippers – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Scott Blackmer – Yes

Travis Vugteveen – Yes
Sue DeRuiter – Yes
The motion carried unanimously.

Attorney Bultje noted that a 15 day noticing period applies to the Special Use application for the Township Board and therefore, the issue could not be considered at the June 11, 2014 Township Board meeting.

Zoning Administrator Kuck noted that several issues were tentatively pending.

1. An Earth Change application from Tom Bakale to clean and expand an existing agricultural pond (previously permitted as a Class A Earth Change). The Planning Commission emphasized that the application needed to be a complete Class B application, contain justification for the size of the pond based upon the agricultural use, and the application must be complete in one document and not consist of various scattered communications.
2. An application from Phil Crum for the construction of storage buildings on a parcel including several zoning districts.

The next Planning Commission meeting was scheduled for July 22, 2014.

A possible development near 104th Ave. and Pierce St. was discussed.

A motion was made by Travis Vugteveen and seconded by Scott Blackmer to adjourn the Planning Commission meeting at 9:20 PM.

The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachment: Public Sign-in Sheet



SIGN IN SHEET
Planning Commission Meeting
JUNE 10, 2014

PRINT NAME	SIGNATURE
Gaye RUSSELL	Gaye Russell
Jim Russell	Jim RUSSELL
Kurt Kulla	
Gary Cunniff	
Nancy Mulligan	
Rick Bramer	
Kris Rillema	Kris Rillema
Kerita Rillema	Kerita Rillema