

ROBINSON TOWNSHIP PLANNING COMMISSION  
June 23, 2015

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

Present	Absent
Shawn Martinie George Schippers Sue DeRuiter Rich Sibley Travis Vugteveen Bill Maschewske	Tom TenBroeke

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Supervisor Mulligan, Trustee Berens, David Jirousek of LSL Planning, and nine members of the public. (See attached attendance sheet.)

A motion was made by Travis Vugteveen and seconded by Rich Sibley to approve the Planning Commission minutes from the May 26, 2015 meeting as written. The motion carried unanimously.

Reports and Communications

The following were reported by Travis Vugteveen from the Township Board.

1. A 1994 lot merger agreement for Jim Angel was rescinded.
2. Andrew Berens was approved on the Fire Dept.
3. The issue of M-231 street lights was tabled for more information.
4. Nancy Esnaola was approved as a Park Board member for a three year term.
5. A grant agreement was approved for baseball park improvements.
6. A temporary assistant treasurer was approved for the summer.
7. A revised RFQ was approved for architectural services for the Township office building.
8. A member of the public inquired about how Tracy Mulligan's name appeared on the ballot. The County Clerk found no problem with the name.

Announcements – None.

## Old Business

Chairperson Martinie gave an introduction to the public hearing for the M-231 Sub-Area Plan as scheduled. The rules of procedure were reviewed and Chairperson Martinie encouraged members of the public to ask questions as the presentation was being made rather than saving them for the end. The public hearing notice was read by Secretary Maschewske and the public hearing was declared open.

David Jirousek of LSL Planning was requested by Chairperson Martinie to make a presentation of the reasons for and content of the proposed M-231 Sub-Area Plan. The presentation summarized the content of the M-231 Sub-Area Plan as follows.

### Chapter 1—Introduction

- A. Goals
- B. Principles of the Sub-Area Plan

### Chapter 2 – Planning Process

### Chapter 3 -- Land Use Plan

- A. Primary Growth Area
  1. Sewer is to be provided initially by on-site treatment and transition to a regional system.
  2. Located at M-231 and M-45

Matt Pelt – The drawing shows two drives to M-45. MDOT does not allow driveways to M-45. Please explain.

Chairperson Martinie – MDOT will allow access, but not driveways every 100 ft. 120<sup>th</sup> Ave. was emphasized as the access.

- B. Secondary Growth Area
  1. Located at Lincoln St. and M-231
  2. Smaller buildings allowed.
  3. Increase in traffic noted on Lincoln St. West of M-231.

Dennis Hower – Is the zoning already approved for the Secondary Growth Area?

Chairperson Martinie – The zoning is only proposed to be planned at this time.

Kurt Leffler, owner of Yellow Jacket – If someone wants to do something different in five years, what happens?

Township Attorney Bultje – Emphasized this is just a proposed plan and is in preparation for zoning requests in the future.

C. Land Use Categories

Chapter 4 – Zoning and Site Development

Chapter 5 – Community Facilities

Chapter 6 – Implementation

Chapter 7 – Background Information

Public Comments

Kurt Leffler – Why is the West side of 120<sup>th</sup> Ave. proposed for Industrial instead of the East side since there are no cutaways?

Chairperson Martinie – The plan is to place noisy Industrial uses next to M-231.

Kurt Leffler – Stated he does not want to lose any more access points to M-45 for his business.

Chairperson Martinie – Responded that the proposed plan should have no effect upon this.

Matt Pelt – Is there any plan to widen 120<sup>th</sup> Ave. for the Industrial area?

Chairperson Martinie – Explained that the Township does not have control over 120<sup>th</sup> Ave. Scenarios were described as to how the area might develop.

Matt Pelt – Stated that if a gas station were to go in, it would require multiple access points.

Chairperson Martinie – Is not aware of this requirement for gas stations. He explained that the multiple access points could be within the development on service roads.

Travis Vugteveen – Stated that Family Fare in Allendale is a good example of limited access.

There were no more questions or comments from the Planning Commission or the public.

A motion was made by George Schippers and seconded by Sue DeRuiter to close the public hearing.

The motion carried unanimously with one member absent.

Chairperson Martinie requested any additional corrections or changes to the M-231 Sub-Area Plan from the Planning Commission.

Bill Maschewske –

1. Page 6 – suggest moving Map 4 to after page 6 to show the moratorium area.
2. Page 11 – Add years to the dates.
3. Page 12 – Some of the dates can now be filled in.
4. Page 17 – Add the word “as” before the word “stormwater” in the last paragraph on the page.
5. Page 19 – Add the word “area” to the first paragraph under “Utility Service Areas”.
6. Page 25 -- Highway Commercial Chart and related Primary Growth Area charts – Add wording requiring the Special Assessment Agreement.

Matt Pelt – What does a developer do if he just puts in a new septic system and then a large development drives the need for regional sewage treatment.

Township Attorney Bultje – Noted the concern but stated those details are not resolved in this plan.

Chairperson Martinie – Stated that this is a possibility.

7. Page 32 – The former DeKort property West of M-231 needs to be designated for Agriculture.  
It was noted this area is already planned for Agriculture in the Township-wide General Development Plan.
8. Page 39 – make the word “requirement” plural in the first paragraph.
9. Page 43 – Some of the potential park properties are not shown in the correct locations on the map.
10. Page 46 – Under Policies, 1, a.--delete the word “preserve” and correct the spelling of Robinson.
11. Include clarification that M-45 is Lake Michigan Drive.
12. Page 55 – The two golf courses in the Township should not be shown on the map as Commercial.

The next steps to implementation were discussed. David Jirousek noted that he has much of the proposed Zoning Ordinance text to implement the M-231 Sub-Area Plan drafted.

The next meeting was scheduled for July 7, 2015 for adoption of a resolution to forward the M-231 Sub-Area Plan to the Township Board for adoption.

A meeting was tentatively planned for July 28, 2015 for review of Draft 1 of the Zoning Text required for implementation of the M-231 Sub-Area Plan.

New Business – None

A motion was made by George Schippers and seconded by Sue DeRuiter to pay salaries for the month of June 2015 (1 meeting).

The motion carried unanimously with one member absent.

A motion was made by Travis Vugteveen and seconded by George Schippers to adjourn the Planning Commission meeting at 9:25 PM.

The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission

