

ROBINSON TOWNSHIP PLANNING COMMISSION  
July 7, 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 Tom TenBroeke Travis Vugteveen Bill Maschewske	Rich Sibley

Also present were Township Attorney Ron Bultje and Zoning Administrator Kathy Kuck. There were no members of the public present.

A motion was made by Travis Vugteveen and seconded by George Schippers to approve the Planning Commission minutes from the June 23, 2015 meeting as written. The motion carried unanimously with one member absent.

Non-Commission Member Inquiries -- None

Reports and Communications-- None

Announcements – None

Old Business

The final draft of the M-231 Sub-Area Plan dated July 7, 2015 was ready for final review and recommendation to the Township Board. Issues identified at the June 23, 2015 meeting were reviewed to determine if the changes had been made. Underlined text indicates items to address.

1. Page 6 – suggest moving Map 4 to after page 6 to show the moratorium area. The text now needs to be revised to show that the photograph is “below”.
2. Page 11 – Add years to the dates.  
Completed.

3. Page 12 – Some of the dates can now be filled in.  
Completed.
4. Page 17 – Add the word “as” before the word “stormwater” in the last paragraph on the page.  
Completed.
5. Page 19 – Add the word “area” to the first paragraph under “Utility Service Areas”.  
Completed.
6. Page 25 -- Highway Commercial Chart and related Primary Growth Area charts – Add wording requiring the Special Assessment Agreement.  
Completed in all charts.
7. Page 32 -- Agricultural, second paragraph – remove the word “a” before the word “more”.  
Not Completed.
8. Page 39 – make the word “requirement” plural in the first paragraph.  
Completed.
9. Page 43 – Some of the potential park properties are not shown in the correct locations on the map.  
Mostly corrected. Remove the red square at the corner of Lincoln St. and M-231.
10. Page 46 – Under Policies, 1, a.--delete the word “preserve” and correct the spelling of Robinson.  
Completed.
11. Page 55 – The golf courses are now shown as golf courses instead of Commercial areas.
12. Page 7 – Add “Average Daily” to the Traffic Counts in the legend of the map.

### Summary

Changes remain to be made to pages 6, 7, 32, 43, and the date on the title page needs to be updated to July 8, 2015.

Travis Vugteveen will request David Jirousek of LSL Planning to update the above identified changes and supply new pages along with updating the date of the document to July 8, 2015.

It was then moved by George Schippers and seconded by Sue DeRuiter that the Planning Commission accept the M-231 Sub-Area Plan, as presented to the public on June 23,

2015, with minor revisions discussed at that meeting, all as set forth in the draft dated July 8, 2015, and recommend approval of the M-231 Sub-Area Plan to the Township Board, which has reserved to itself the authority to fully approve or reject the M-231 Sub-Area Plan.

A roll call vote was taken.

Sue DeRuiter – Yes

Tom TenBroeke – Yes

George Schippers – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Travis Vugteveen – Yes

The motion carried unanimously with one member (Rich Sibley) absent.

A copy of the complete resolution is attached.

### New Business

Zoning Administrator Kuck reported she had received a request from Grand Haven Township to participate in developing an ordinance to control the spread of Oak Wilt Disease. The object would be to jointly develop ordinance text that multiple municipalities could use. It was suggested that this could best be handled by a County Ordinance, however, if the County will not participate, Robinson Township will consider participation. It was agreed that enforcement would be difficult.

The Zoning Administrator also reported the following.

1. Direction had been distributed earlier from Township Attorney Bultje suggesting that clubs be considered a special use in the Zoning Ordinance.
2. An interpretation was requested regarding the agricultural building on the Bass Creek property now that the property has been rezoned and split according to the approved Site Plan. It was agreed that even though the property is now zoned Rural Residential, it is still used for agricultural purposes, therefore, the building can legally be the principal building on the subject parcel.
3. An inquiry was received from John Kuyers regarding his recently granted Class A Earth Change permit for a pond. He has reportedly found that the water table is lower than anticipated and would therefore like to go deeper and larger with the pond. The pond was believed to involve the removal of 4500 cubic yards of material. The limit for a Class A permit is 5000 cubic yards. It is not believed, without the benefit of calculations, that the pond could be deepened by approximately 5 feet and meet the requirements for a Class A pond. The Zoning Administrator will get exact dimensions and re-calculate the size of the revised pond proposal. If the proposal exceeds 5000 cubic yards of material, a Class B permit will be required, which will involve a new application.

The next meeting was scheduled for July 28, 2015.

A motion was made by Tom TenBroeke and seconded by Sue DeRuiter to adjourn the Planning Commission meeting at 8:30 PM.  
The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission

Attachment: Robinson Township Planning Commission M-231 Sub-Area Plan Resolution

Draft Date  
07/07/15

**ROBINSON TOWNSHIP  
PLANNING COMMISSION M-231 SUB-AREA PLAN RESOLUTION**

WHEREAS, the Robinson Township Planning Commission (the "Planning Commission") previously adopted the Robinson Township General Development Plan; and

WHEREAS, the Planning Commission subsequently amended the General Development Plan and adopted a new Master Plan, approved by the Robinson Township Board (the "Township Board") on June 16, 2008; and

WHEREAS, the Planning Commission now desires to amend the General Development Plan by adopting the M-231 Sub-Area Plan; and

WHEREAS, the Planning Commission made the necessary inquiries, investigations, and surveys of the appropriate resources of the Township, and considered the character of the Township and its suitability for particular uses judged in terms of such factors as the trend in land and population development, particularly in the areas of the Township which are most likely to be affected by the construction of M-231; and

WHEREAS, the purpose of the M-231 Sub-Area Plan is to plan for change and growth; develop framework for land use and zoning decisions; adopt sound long-range planning strategies and policies; establish guidelines for reassessment of the M-231 Sub-Area Plan as conditions change; and recommend implementation actions; and

WHEREAS, the principles of the M-231 Sub-Area Plan are to preserve rural landscape; consolidate development to focus areas; prioritize environmental protection; ensure a safe multi-user network (cars, cyclists, walkers); capitalize on opportunities for future recreational opportunities; promote harmonious, organized, and high-quality development; and focus sewer investment to planned priority areas; and

WHEREAS, the M-231 Sub-Area Plan, as proposed, includes the material described in the following Table of Contents, including Tables and Maps:

**TABLE OF CONTENTS**

**I Introduction**

- Purpose
- Goals and Guiding Principles
- Michigan Planning Enabling Legislation
- M-231 Bypass Project
- Preferred Alternative
- Traffic and Projections
- Focus Areas and Development Concepts
- Moratorium

- 2     **Planning Process**
  - Intent to Plan
  - Kickoff and visioning
  - Plan Preparation and Adoption
  
- 3     **Land Use Plan**
  - Growth Boundaries
  - Factors
  - Growth Areas
    - Primary Growth Area
    - Secondary Growth Area- Lincoln Street
    - Rural
  - Utility Service Areas
  - Re-Evaluation
  - Future Land Use Categories
    - Highway Commercial
    - Community Commercial
    - Industrial
    - Neighborhood Business
    - Agricultural
  
- 4     **Zoning and Site Development**
  - Design Elements and Civic Space
  - Bicycle and Pedestrian Accommodation
  - Buildings
  - Signs
  - Access Management
    - Primary Growth Area
    - Secondary Growth Area
    - Zoning Recommendations for Access
  - Lighting
  - Landscaping
  - Overlay Districts
  - Plan Review Standards
    - Low Impact Development
    - Site Plan Review
  
- 5     **Community Facilities**
  - Greenways and Open Space
  
- 6     **Implementation**
  - Zoning Plan
  - Implementation Strategy
  - Policies
  - Actions

- 7 Background Information**
- Traffic Network
- Demographic Trends
- Community Survey
- Economy and Market Conditions
- Natural Resources
- Utilities
- Existing Land Use Patterns

**TABLES**

- Table 1 M-231 Impact to Existing Roads
- Table 2 Average Daily Traffic and Projections
- Table 3 Growth Boundaries- Development Suitability Factors
- Table 4 Existing Land Use Analysis- Primary Growth Area
- Table 5 Zoning Plan
- Table 6 Actions- Overlay District Development
- Table 7 Actions- Site Plan Review
- Table 8 Actions- General Development Requirements
- Table 9 Demographics
- Table 10 Employment Summary

**MAPS**

- Map 1 M-231 Traffic Impact
- Map 2 Development Concept- Primary Growth Area
- Map 3 Development Concept- Secondary Growth Area
- Map 4 Particular Affected Area
- Map 5 Future Land Use- Primary Growth and Rural Areas
- Map 6 Future Land Use- Secondary Growth Area
- Map 7 Potential Parks & Trail Projects
- Map 8 Transportation Facilities
- Map 9 Existing Land Use

WHEREAS, the Planning Commission has complied with the notification and review requirements of the Michigan Planning Enabling Act, Act 33 of the Michigan Public Acts of 2008, as amended (the "Act"); and

WHEREAS, the Planning Commission noticed and conducted on June 23, 2015, a public hearing in accordance with the requirements of the Act; and

WHEREAS, the Planning Commission has considered the comments made at the public hearing held for the proposed M-231 Sub-Area Plan; and

NOW, THEREFORE, it is moved by George Schippers, seconded by Sue DeRuiter, that the Planning Commission accepts the M-231 Sub-Area Plan, as presented to the public on June 23, 2015, with minor revisions discussed at that meeting, all as set forth in the draft dated July 8, 2015, and recommends approval of the M-231 Sub-Area Plan to the Township Board, which has reserved to itself the authority to fully approve or reject the M-231 Sub-Area Plan.

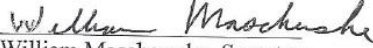
YES: Shawn Martinie, Bill Maschewske, Travis Vugteveen, Sue DeRuiter, George Schippers, and Tom TenBroeke.

NO: None.

ABSENT: Richard Sibley, Jr.

RESOLUTION DECLARED ADOPTED.

I certify that the foregoing Resolution was adopted by the Robinson Township Planning Commission at its meeting on July 7, 2015.

  
William Maschewske, Secretary  
Robinson Township Planning Commission

