

ROBINSON TOWNSHIP PLANNING COMMISSION  
July 17, 2014

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

Planning Commission

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

Township Board

Present	Absent
Tracy Mulligan	
Travis Vugteveen (paid by Township Bd.)	Jackie Frye
Bernice Berens	
Bonnie Hayward	

Also present were Zoning Administrator Kathy Kuck, David Jirousek of LSL Planning, Paul LeBlanc of LSL Planning, and David Morren of the public.

The purpose of this meeting was to review and discuss preliminary sub-area planning performed by LSL for the intersections of M-231 and Lincoln St. and M-231 and M-45. Mr. Jirousek made a PowerPoint presentation of the evaluations made and the planning steps taken.

The first area reviewed was M-231 and Lincoln St. Both the Planning Commission and Township Board agreed the area planned for neighborhood commercial by LSL was way too large and this will be adjusted by LSL.

Shawn Martinie – Where is the smartest and safest place for neighborhood commercial near Lincoln St. and M-231 –to the West of the intersection or to the East?

LSL is to investigate this question.

Paul LeBlanc stated that 1 acre of land will accommodate a 10,000 sq. ft. retail establishment with parking to put into perspective the amount of commercial land.

The area of the M-231 and M-45 intersection was reviewed next. It was noted that the anticipated M-231 ROW south of M-45 was not planned. At this time, it is not known when M-231 might extend south of M-45 and the ROW has not been purchased by MDOT. The proposed plan for the ROW area south of M-45 suggested the current zoning. The Planning Commission and Township Board requested LSL investigate the proposed ROW south of M-45 and propose the best solution for the area. Once again, both the Township Board and the Planning Commission agreed that too much commercial was planned at this intersection and LSL will adjust accordingly.

Mr. LeBlanc agreed that the amount of commercial LSL has proposed at both intersections is too large. He also proposed various tools that could be used to determine the type of development that would be permitted in the various commercial districts.

Travis Vugteveen – Inquired about traffic signals at the Lincoln St. intersection. Supervisor Mulligan showed the highway plan that included proposed traffic signals at M-231 and Lincoln St., M-231 and M-45, and M-45 and 120<sup>th</sup> Ave.

The next meeting with LSL was planned for September 18, 2014 at 7:30 PM.

A motion was made by Travis Vugteveen and seconded by Bernice Berens to adjourn the joint meeting at 9:45 PM.

The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission