

ROBINSON TOWNSHIP PLANNING COMMISSION
July 22, 2014

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

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

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Kurt Koella of Lakeshore Environmental representing the Bakale Earth Change application, Philip Johnson of Resource Planning and Design, LLC, representing the Bakale Earth Change application, Dennis Dryer representing Phil Crum, and Phil Crum.

A motion was made by Travis Vugteveen and seconded by Scott Blackmer to adopt the Planning Commission minutes of June 10, 2014 as written.
The motion carried unanimously with one member absent.

A motion was made by Scott Blackmer and seconded by Sue DeRuiter to adopt the minutes of the July 17, 2014 Planning Commission meeting as written.
The motion carried unanimously with one member absent.

Non-Commission Member Inquiries – None

Reports and Communications

Travis Vugteveen reported the following from the Township Board.

1. A joint meeting with the Planning Commission was held on July 17, 2014 with the Township Planners, LSL.
2. Greg DeJong provided a report on the proposed County road millage.
3. State Representative Amanda Price was present to discuss roads.
4. The public hearing for the Russell Special Use was held and the request was approved.

Announcements – None

Old Business

The Crum Special Use and Site Plan Applications were reviewed for the proposed Riverside Storage project.

Shawn Martinie – Inquired of Attorney Bultje regarding the existing Industrial Zone that divides the existing industrial building.

Mr. Dryer – Noted he proposed a solution to this non-conformity.

Township Attorney Bultje—Inquired if the industrial building is to be used as industrial.

Mr. Crum – Confirmed the continued industrial use of the existing building.

Township Attorney Bultje – Suggested the Planning Commission consider a mixed use PUD for the Crum site.

Bill Maschewske – Noted that this zoning district does not currently exist in the Zoning Ordinance and it would take considerable time to draft and adopt these regulations.

Phil Crum – Stated the industrial building on the site is currently used as a CNC machine shop.

A discussion followed regarding the fact the I-1 Zoned area does not meet the current Zoning Ordinance requirements. Also discussed was the fact that the maps supplied with the applications could not be read.

Several options were considered.

1. Increase the size of the current I-1 zoning to include both the current I-1 and B-2 Zoning Districts. (This option would violate the Master Land Use Plan)
2. Enlarge the existing I-1 Zone to include the existing industrial building to make it conforming. (Adequate frontage did not exist for this option)
3. Township Attorney Bultje –Suggested zoning the current I-1 area to B-2 and the existing machine shop could continue as a non-conforming use. (This would comply with the Master Land Use Plan) If the non-conforming industrial use changed, a Special Use approval would then be needed.

After lengthy discussion, Mr. Crum agreed that option 3 above would satisfy his requirements. Mr. Crum agreed to make complete new Site Plan and Special Use submissions for the August 26, 2014 Planning Commission meeting.

New Business

At 9:15 PM., the Bakale Class B Earth Change application was reviewed and discussed. Drawdown calculations were submitted for the proposed agricultural pond enlargement in

addition to attachments D1, D2, and D3 which were missing from the original submission. It was noted by Kurt Koella that the drawdown calculations are based upon the pumping schedule of the applicant, Mr. Bakale. If the applicant were to pump 7 consecutive days for 12 hours/day, it could significantly affect adjacent wells.

Bill Maschewske – Noted the following questions/deficiencies in the application.

1. Article IV, Section 2, B, 10 – The subject site is surrounded mostly by residential uses and the subject area is zoned RR.
2. Article IV, Section 2, B, 1—Response should be Exhibit C, Sheet 2 of X.

Travis Vugteveen – Requested the word “Updated” be removed from the title of the cover page.

Kurt Koella – Noted that the attached letter from Kurt Koella of Lakeshore Environmental to Philip Johnson of Resource Planning and Design, LLC dated July 22, 2014 should be corrected in the third paragraph to change the conductivity of the aquifer from 60 ft. per day to 50 ft. per day.

A motion was made by Scott Blackmer and seconded by Tom TenBroeke to schedule the public hearing for the Bakale Class B Earth Change application for August 26, 2014. The motion carried unanimously with one member absent.

Inquiry by Philip Johnson – Is a site plan required for a rezoning?

Township Attorney Bultje – Stated that it is not good planning to require a site plan for a rezoning before the area is rezoned because once rezoned, the area may be used for any permitted use in the new zoning district regardless of the previously submitted site plan.

At 10:00 PM., a motion was made by Sue DeRuiter and seconded by Tom TenBroeke to pay Planning Commission salaries for the months of June and July, 2014. The motion carried unanimously with one member absent.

Bill Maschewske is to send a copy of the July Planning Commission Attendance Sheet to Chairman Martinie for approval signature.

At 10:05 PM., the issue of a proposed moratorium regarding rezonings, special uses, and variances within the M-231 sub-planning area was discussed.

A motion was made by Tom TenBroeke and seconded by Sue DeRuiter to direct Attorney Bultje to prepare a moratorium resolution for the planning sub-areas near the intersections of M-231 and Lincoln St. and M-231 and M-45. The motion carried unanimously with one member absent.

Zoning Administrator Kuck reported she has reviewed Earth Change activity at both Northland Farms and Sokolow Farms.

Bill Maschewske – Commented that current cleaning of Worley Drain appeared to be inconsistent with MDEQ classification of the drain as fish habitat sensitive to use as an agricultural irrigation source. The issue regarding cleaning is the trees along the banks have been completely removed, resulting in loss of bank stabilization and shade, respectively resulting in sedimentation and excessive water temperatures for specific species of fish.

Zoning Administrator Kuck reported she inspected the two MDOT borrow pits and, following the recent 4 inch rainfall, the areas contained no standing water as planned.

A motion was made by Travis Vugteveen and seconded by Tom TenBroeke to adjourn the Planning Commission meeting at 10:25 PM.
The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission