

ROBINSON TOWNSHIP PLANNING COMMISSION
August 23, 2016

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

Present	Absent
Shawn Martinie	None
Rich Sibley	
Travis Vugteveen	
Bill Maschewske	
Tom TenBroeke	
Steve Young	
George Schippers	

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Mark Sloothaak representing S and M Gravel, Nick Jasinski and James Fortney representing MDOT, Phil Johnson of Resource Planning and Design and Kurt Koella of Lakeshore Environmental, both representing Construction Aggregates Corporation and S and M Gravel, and Ed Schroetenboer. See attached attendance sheet.

A motion was made by Tom TenBroeke and seconded by Rich Sibley to approve the July 26, 2016 Planning Commission minutes as written.
The motion carried unanimously.

Non-Commission Member Inquiries – None

Reports and Communications

Travis Vugteveen reported the following from the Township Board.

1. The public hearing was held and the Special Use and Site Plan applications from John Boos for a garage in the E-1 Zoning District were approved.
2. The Buchanan St. paving project between 128th Ave. and 136th Ave was approved.
3. An underground sprinkling system was approved for the Township Hall property.
4. The mapping of the Township Cemetery was approved using an intern from Ottawa County.

Announcements

There has been correspondence between attorneys for Merle Boes/Bay Park Sapphire LLC and Township Attorney Ron Bultje regarding their pending Site Plan application.

Old Business

The MDOT Class B Earth Change Application, including the large volume of new information recently submitted, was discussed. A groundwater study was submitted by MDOT and reviewed by Lakeshore Environmental Inc. for the Township. However, these submissions did not happen on the aggressive time schedule anticipated, therefore, the public hearing scheduled for this meeting was rescheduled for August 31, 2016.

Chairperson Martinie – In an attempt to resolve requirements, conversations have occurred directly between Lakeshore Environmental Inc. and MDOT. Also noted was the receipt of a letter from Construction Aggregates Corporation expressing concern for the effects of the MDOT project on their adjacent property and questioning the validity of the groundwater modeling submitted by MDOT.

Phil Johnson – Questioned the fact that no valid well data from the site was used to provide information for the groundwater modeling. He questioned how conclusions can be drawn without supporting data.

Bill Maschewske – Stated he does not feel the model created adequately represents the actual completed project.

Phil Johnson – Stated that actual groundwater data is needed to map groundwater flow direction.

James Fortney of MDOT – Stated he has extensive experience with water flow. He feels that the scope of work as described by the Township has been completed and submitted. It is unfair at this time to revise the scope of work.

Steve Young – Thinks that we are missing discussions of the stoplog structure. Any hydrogeologic model has a list of assumptions. Was the control structure designed for a 100 year event?

James Fortney - Yes

Bill Maschewske – What is the MDOT plan should a problem occur after the wetland mitigation is complete, such as excessive groundwater at an off-site location.

James Fortney – MDOT will lower the stop log structure and therefore the water level on the subject site as needed to prevent negative impacts to adjacent properties. Mr. Fortney stated that, in his experience, these projects never turn out exactly as modeled or planned. That is why the stop log control structure is adjustable down to elevation 602 feet.

Phil Johnson – Stated that the established Robinson Township protocol is to have actual monitoring well data.

Township Attorney Bultje – Stated that he has most of the Recommendation and Report from the Planning Commission on this subject drafted for the August 31, 2016 meeting.

New Business

The Schroetenboer Class A Earth Change application was next on the agenda.

Chairperson Martinie – Noted that he lives directly across the street from the proposed Earth Change and questioned if he should be excused from this issue.

Township Attorney Ron Bultje – Since he would be within the notice area if a public hearing were held, Chairperson Martinie should be excused from the Planning Commission for this issue.

At this time, Shawn Martinie left the Planning Commission and joined the public and Vice-Chairperson Sibley chaired the meeting.

The application was reviewed for content based upon the requirements in Article IV, Section 1 of the Robinson Township Earth Change Ordinance.

- A. Acceptable.
- B. The address of the operator is needed.
- C. Acceptable.
- D. No material is to be removed from the site per the applicant.
- E.
 1. There is no topographic map with at least 5 ft. contour intervals for the project area and 10 ft. intervals extending 300 ft. beyond the property boundaries before the earth change occurs.
 2. There is no topographic map with at least 2 ft. contour intervals for the project area and 10 ft. intervals extending 300 ft. beyond the subject property boundaries showing the elevations after the earth change is complete. Dimensions of the location of the pond and the elevation of the floor of the pond must be included.
 3. Grass will be planted per the applicant.
 4. Acceptable.
 5. Acceptable.
- F. The elevation of the bottom of the pond and the dimensions from the property lines to the edges of the pond need to be supplied.
- G. Acceptable.
- H. Acceptable.
- I. Acceptable.
- J. A Class A Earth Change permit can only be issued for 180 days.
- K. It is not stated when work will conclude each day and how many days per week. The applicant stated that work will conclude at 5:00 PM and there will be no Sunday work.
- L. Acceptable.

A motion was made by George Schippers and seconded by Travis Vugteveen to table the Ed and Tara Schroetenboer Class A Earth Change application review pending receipt of information needed as identified in the minutes above.
The motion carried unanimously.

At this time, Shawn Martinie rejoined the Planning Commission.

Next on the agenda was review of renewal of Class B Earth Change permits for three mining sites in the Township. GIS photographs and compliance statements were submitted by Phil Johnson of Resource Planning and Design LLC for each site.

The first to be reviewed was the Clark Farm Site.

Bill Maschewske – Noted that the photographs were almost two years out of date, making it difficult to determine the current state of mining activity.

Phil Johnson – Stated that the site was substantially in compliance with no issues and that these were the latest GIS photographs available.

Zoning Administrator Kuck – Noted that she has visited all sites and they appear to be in compliance.

A motion was made by George Schippers and seconded by Tom TenBroeke to recommend to the Township Board renewal of the Specialty Sands/Clark Farm Class B Earth Change permit finding that the representations in the renewal application are true and that the renewal would not be adverse to the health, safety, and welfare of the Township. The conditions of renewal are as follows:

1. Compliance with the renewal application and all previous conditions placed on the project.

A roll call vote was taken.

Tom TenBroeke – Yes

George Schippers – Yes

Rich Sibley – Yes

Shawn Martinie – Yes

Bill Maschewske – Yes

Travis Vugteveen – Yes

Steve Young – Yes

The motion carried unanimously.

The South Cedar Site was the next Class B Earth Change renewal to be considered.

Phil Johnson – Stated that following recent Township Board review and approval, Cell 6 is now in Interim Reclamation and Cells 3, 4, and 5 are active.

A motion was made by George Schippers and seconded by Rich Sibley to recommend to the Township Board renewal of the Construction Aggregates Corporation South Cedar Site Class B Earth Change permit finding that the representations in the renewal application are true and that the renewal would not be adverse to the health, safety, and welfare of the Township. The conditions of renewal are as follows:

1. Compliance with the renewal application and all previous conditions placed on the project.

A roll call vote was taken.

Tom TenBroeke – Yes
 George Schippers – Yes
 Rich Sibley – Yes
 Shawn Martinie – Yes
 Bill Maschewske – Yes
 Travis Vugteveen – Yes
 Steve Young – Yes
 The motion carried unanimously.

The S and M Gravel Site was reviewed next. A discussion was held regarding the age of the photographs and the amount of open area.

A motion was made by George Schippers and seconded by Travis Vugteveen to recommend to the Township Board renewal of the S and M Gravel Class B Earth Change permit finding that the representations in the renewal application are true and that the renewal would not be adverse to the health, safety, and welfare of the Township. The conditions of renewal are as follows:

1. Compliance with the renewal application and all previous conditions placed on the project.

A roll call vote was taken.

Tom TenBroeke – Yes
 George Schippers – Yes
 Rich Sibley – Yes
 Shawn Martinie – Yes
 Bill Maschewske – Yes
 Travis Vugteveen – Yes
 Steve Young – Yes
 The motion carried unanimously.

Zoning Administrator Kuck reported on pending business.

1. Michigan Veal has purchased the Bakale property and is making inquiries regarding development.

2. The Osner property may be for sale for possible development.
3. Zoning Administrator Kuck has turned in her resignation effective upon the hiring of her replacement.

A motion was made by George Schippers and seconded by Travis Vugteveen to adjourn the Planning Commission meeting at 9:40 PM.
The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission



SIGN IN SHEET
Planning Commission Meeting
August 23, 2016 at 7:30 pm

PRINT NAME	SIGNATURE
Kathy Kuck	Kathy Kuck
Phil Johnson	Phil Johnson
Ed Schrottenboer	Ed Schrottenboer
Kurt Kwohler	Kurt Kwohler
Nick Jasinski	Nick Jasinski
J. Farney	J. Farney
Mark Sloothack	Mark Sloothack