

ROBINSON TOWNSHIP PLANNING COMMISSION
August 25, 2015

The regular 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 Tom TenBroeke Travis Vugteveen Bill Maschewske	Rich Sibley Sue DeRuiter

Also present were Township Attorney Ron Bultje and David Jirousek of LSL Planning. There were no members of the public present.

A motion was made by George Schippers and seconded by Tom TenBroeke to approve the Planning Commission minutes from the July 28, 2015 meeting as written. The motion carried unanimously.

Non-Commission Member Inquiries -- None

Reports and Communications

Travis Vugteveen reported the following from the Township Board.

1. Discussed and approved the purchase of new bleachers for the Township Park.
2. A Workshop meeting would be held next week to discuss the renovation of the Township Hall.
3. Township Attorney Ron Bultje was directed to draft a police power ordinance regarding selling homes that have improvements that do not match the assessment card for the property.

Announcements – None

Old Business

The draft zoning text prepared by LSL Planning in support of the M-231 Sub-Area Plan and dated July 14, 2015 was reviewed. Detailed changes were tracked by Chairperson

Martinie on a Master marked-up copy of the draft text and were discussed with David Jirousek. Changes include but are not limited to the list below.

1. 17.3(C) – Add the word “feet” following the number 5.
2. 17.4(A) – Should be “Required Yards”.
3. 17.3(D) – The Planning Commission may want to change 70% to 50%.
4. 17.4(D) – Define “pocket parks”. David Jirousek to expand upon. Consider making civic space permissive in Section 17.4 and a consideration for Site Plan approval.
5. 17.5 – Add note – “supersedes requirements in Section 4.44”. Combine totals for Wall, Suspended, and Projecting signs. Allow only one street sign per lot. The preference is for only one development sign along Lincoln St. for all businesses combined. The 15 ft. setback and the 150’ by 150’ lot size appears to be too small.
6. 3.98 – Add where new sign types are permitted.
7. Page 6 – Change LMCOD to LMDCOD. Remove the 2 acre maximum on 18.2(A)(1) and 18.2(B)(1). Limit gasoline pumps to eight (8).
8. 18.3(A)(1) – Change “shall be avoided” to “are prohibited”.
9. 18.2(B)(12) – 20% of site area seems high. Consider 20% of building area.
10. 18.2(C) – Add outdoor storage limit. Suggest 20% of building area.
11. 18.4(A) – Correct terminology to use the word “yards”.
12. 18.3(B) – Revise wording to require mechanical equipment to be hidden. Explain “build-to zone”.
13. 18.4(E)(3) – Probably not enforceable.
14. 18.4(E)(4) – Reword so the Planning Commission understands.
15. 18.4(H) – Clarify.
16. 30.2, page 10 – Highway Commercial setbacks seem too small.
17. 30.3 Table – Change 1.5 stories to 2 stories.
18. Page 13 – add (P) “Civic Spaces”.

19. 4.58 – Add that this section only applies to LSOD and LMDCOD.
20. 4.58(D)(1) and (3) – Driveway spacing definition is not consistent.
21. 4.53 – 4.58 – Combine into one section that is applicable to LSOD and LMDCOD only.
22. 4.57 – Make a new section that applies Township-wide.
23. 4.34 – Make applicable Township-wide.
24. Zoning Map – Confusing colors are used for LMDCOD.

A copy of the master marked-up draft zoning text was given to David Jirousek for revision and review.

The next meeting was planned for September 22, 2015 and revised text from LSL Planning is expected by September 8, 2015 for individual Planning Commissioner review.

At 10:15, the Planning Commission reviewed draft zoning text dated 8/12/15 and prepared by Township Attorney Bultje regarding “Clubs”. The proposed zoning text would make clubs, lodges, assembly halls, and related activities Special Uses with a list of conditions for approval. The Planning Commission had no issues with the proposed text and it was agreed to schedule the public hearing for the proposed zoning text amendment concurrently with the public hearing for the M-231 Sub-Area Zoning Text amendment.

A motion was made by Travis Vugteveen and seconded by Tom TenBroeke to pay salaries for the month of August, 2015 (one meeting).
The motion carried unanimously with two members absent.

A motion was made by George Schippers and seconded by Travis Vugteveen to adjourn the Planning Commission meeting at 10:40 PM.
The motion carried unanimously with two members absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission