

ROBINSON TOWNSHIP PLANNING COMMISSION  
 August 26, 2014

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

Present	Absent
Bill Maschewske	None
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 and representing the Bakale Earth Change application, Dennis Dryer representing Phil Crum regarding pending Special Use and Site Plan applications, Phil Crum, and three members of the public.

A motion was made by Sue DeRuiter and seconded by Scott Blackmer to adopt the Planning Commission minutes of June 22, 2014 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 Board in investigating a fund for building and grounds improvements.
2. The purchase of a camera was discussed.
3. Three applicants for training and addition to the Fire Department were approved.
4. The Board approved a motion for the Planning Commission to consider a moratorium on development within M-231 sub-planning areas.
5. Bike paths and options for funds were considered. The Board decided to not ask for funds at the next election.

Announcements – None

## Old Business

At 7:38 PM, an introduction was given by Chairperson Martinie to the public hearing for the Bakale Class B Earth Change request. The public hearing notice was read by Secretary Maschewske. The public hearing was declared open and Chairperson Martinie read the rules of procedure.

A presentation was made by Philip Johnson, representing Mr. Bakale, stating that the proposed earth change would complete the pond to the specifications originally requested in 2003. The final pond would be 1.94 acres in size and be deepened from the current 8 ft. to 15 ft.

There were no questions from the Planning Commission.

Chairman Martinie requested questions and statements from the public.

John Frey – He lives directly east of the subject parcel. Stated he was not aware of a previous application to construct the subject pond, as he was not included in a notice. He noted several ponds in the area but none were used for irrigation. He stated now the applicant wants to use the pond for irrigation. He is not opposed to the pond but has concerns about using it for irrigation.

1. What are the agricultural purposes?
2. What is the frequency of irrigation?

Bill Maschewske – Explained the existence of a previous application from 2003 for the pond construction.

John Frey – Stated he used the Water Resources Tool at Mi.gov and tried to perform the recharge calculations. He also noted that for withdrawals of greater than 70 gallons per minute, a water withdrawal permit was required. He has concerns about surrounding wells.

Response buy Kurt Koella – explained the Water Assessment Tool and the drawdown calculations included in the application.

1. Noted that if drawdown were excessive, the applicant's well, Tom Bakale, would be the first to go dry.
2. Explained how the calculations are performed.

John Frey – How much water will the pond hold?

Chairperson Martinie – Explained the capacity of the pond based upon the application.

Kurt Koella – Explained that at the 1200 gallon per minute proposed withdrawal rate, Mr. Frey's well would not be effected.

Bill Maschewske – Noted that if a well were to go dry from drawdown, one remedy would be to stop pumping.

John Frey – He is still concerned about a drought similar to several years ago and the fact the well might not replenish.

Chairperson Martinie – Noted this was an application for an agricultural irrigation pond.

Township Attorney Bultje – Stated that frequently test wells are required.

Richard Tournier – He lives just north of the subject property.

1. When will the pond construction occur?  
Chairman Martinie response – before the end of 2014.
2. The applicants propose to remove 28,000 cubic yards. What provisions are made for the repair of Buchanan St. if it is damaged? Noted the trucking route is Buchanan St. to 120<sup>th</sup> South to M-45.

Chairperson Martinie – Stated a bond is required in the Earth Change Ordinance.

George Schippers – Where is the sand going?

Philip Johnson – Believes MDOT is done buying sand. The sand will be sold on the commercial market.

Bill Maschewske – Inquired if the bond could be used to correct an impacted residential well?

Township Attorney Bultje – No, the money cannot be used on private property.

Chairman Martinie – Inquired if there were any other comments or questions and there were none.

A motion was made by George Schippers and seconded by Tom TenBroeke to close the public hearing.

The motion carried unanimously.

The standards in Article V, Section 3 of the Earth Change Ordinance were reviewed and all conditions were determined to be met.

Potential conditions and corrections were listed.

1. Remove “Updated” from the application since it was a new application.
2. Correct the statement of hydraulic conductivity from 60 ft./day to 50 ft./day in the letter from Kurt Koella.
3. Article IV, Section 2, B, 10 in the application – The subject site is surrounded mostly by “residential” uses and the subject property is zoned RR.

4. Article, IV, Section 2, B, 1 in the application – The response should include Exhibit C, Sheet 2.
5. Performance bond.

Bill Maschewske – Noted the existing pond measures 1.487 acres on the Ottawa County GIS site instead of 1.24 acres as stated.

Philip Johnson – Stated they measured the existing pond and it is 1.24 acres.

Bill Maschewske – Why do hoop houses need more irrigation water than field crops as stated in the application?

Philip Johnson – Because the permeability of the soil is very high.

(Continuation of potential conditions and corrections)

6. Special condition issues in Article VIII, Section 1. (basically the same issues as found in Article V, Section 3)
7. All applicable conditions from the Northland Farms resolution. (Resolution 2014-06-20).

A motion was made by Scott Blackmer and seconded by Sue DeRuiter to have Township Attorney Bultje prepare a recommendation and report on the Bakale Class B Earth Change application per the discussions at this meeting.  
The motion carried unanimously.

At 8:55 PM., the Planning Commission reviewed the Riverside Storage Special Use Application and Site Plan submitted by Phil Crum.

Chairperson Martinie requested questions from the Planning Commission.

Bill Maschewske – Requested confirmation of the flood plain elevation on the Site Plan of 588.3 ft.

The Township Flood Plain maps were reviewed and confirmed the reported flood plain elevation.

Travis Vugteveen – Attachment 6 – What properties do they refer to?

Dennis Dryer – This is covered in Attachments 6.1 and 6.2.

Bill Maschewske – Noted both subject parcels also contained E-1 Zoning at below elevation 588.3.

Travis Vugteveen – Are parking areas required?

Dennis Dryer – Parking is shown in Exhibit 5.

Chairperson Martinie – No overall height of buildings shown.  
It was noted the buildings are approximately 16 ft. tall at the peak.

Chairperson Martinie – There is no indication of electrical service to the buildings.

Phil Crum – Electrical will be underground from the nearest pole and is not shown on the plan.

Chairperson Martinie – Is the sign lighted?

Phil Crum – Yes, but it is not shown on the plan.

Chairperson Martinie – Stated that no power shown to the proposed buildings and to the sign is a significant deficiency in the Site Plan.

Bill Maschewske – Questioned any structures within 100 ft. of the site boundaries. It was determined this was shown on Exhibit 3.

George Schippers – Noted that the statement regarding the impact on traffic refers to Cedar St. This should be Green St.

Chairperson Martinie – What is type SW soil?

Dennis Dryer – It is permeable soil.

Bill Maschewske – Noted the Site Plan did not contain the required proof of ownership.

Zoning Administrator Kuck – Noted that Assessor Clark verified ownership of the subject parcels for her.

Scott Blackmer – Will anything different be done with the fence?

Phil Crum – Yes, he wants to repair and improve the existing fence.

Travis Vugteveen – Regarding section BB in the Site Plan application – What is the form of financing?

Phil Crum – It will be equity from Mr. Crum's home or family financing.

The standards for Site Plans in Section 31.8 of the Zoning Ordinance were reviewed and it was found that the Site Plan was acceptable. Likewise, the standards for Special Uses from Section 32.5 of the Zoning Ordinance were reviewed and found to be acceptable.

The following were proposed as conditions for the Riverside Storage Special Use and Site Plan recommendation.

1. Compliance with the application.
2. Compliance with Federal, State, County, and Township ordinances.
3. No lights on the west side of the west buildings.
4. Lights will be 26DTT and include motion sensors and will be normally off.
5. Rezoning requests will be submitted for parcels 70-08-06-200-046 and 70-08-06-200-003 by November 1, 2014.

The following are noted as missing in the applications.

1. A small scale map showing both existing and proposed electrical service.
2. The overall height of the buildings.
3. The above are to be submitted to the Zoning Administrator and approved by the Planning Commission Chair and Secretary.

A motion was made by Sue DeRuiter and seconded by Tom TenBroeke to recommend to the Township Board approval of the Phil Crum Riverside Storage Special Use application and Site Plan based upon the standards in Sections 32.5 and 31.8 of the Zoning Ordinance, respectively, and with the conditions listed below.

1. Submission of Site Plan deficiencies of maps showing the locations of existing and proposed electrical service.
2. Submission of the overall heights of buildings.
3. Compliance with the representations made in the applications and in the Planning Commission minutes.
4. Compliance with all Federal, State, County, and Township ordinances.
5. No dumpsters are to be included on the site but periodic clean-up by the applicant is to be performed as deemed necessary by the Township.
6. No exterior lights are to be on the West end of the West buildings.
7. The lights will be 26DTT lights operated by motion sensors and be normally off.
8. The rezoning from I-1 to B-2 shall be requested by the applicant by November 1, 2014. (Parcel nos. 70-08-06-200-046 and 70-08-06-200-003)

A roll call vote was taken.

Tom TenBroeke – Yes

Sue DeRuiter – Yes

George Schippers – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Scott Blackmer – Yes

Travis Vugteveen – Yes

The motion carried unanimously.

New Business

The draft moratorium resolution requested by the Planning Commission and prepared by Township Attorney Bultje for the M-231 sub-planning area with draft date of 08/20/14 was reviewed and discussed.

A motion was made by Scott Blackmer and seconded by Sue DeRuiter to adopt the draft moratorium resolution dated 08/20/14 regarding the M-231 sub-planning area.

A roll call vote was taken.

Tom TenBroeke – Yes  
Sue DeRuiter – Yes  
George Schippers – Yes  
Bill Maschewske – Yes  
Shawn Martinie – Yes  
Scott Blackmer – Yes  
Travis Vugteveen – Yes  
The motion carried unanimously.

Zoning Administrator Kuck reported that rezoning applications had been submitted by Northland Farms for parcels near the intersection of M-45 and 120<sup>th</sup> Ave. The applicants were informed about the pending moratorium on rezoning in the subject area.

Chairperson Martinie stated that a Notice of Intent to Plan was issued by the Township.

A motion was made by Tom TenBroeke and seconded by Travis Vugteveen to pay salaries for the month of August, 2014 (one meeting on August 26, 2014).  
The motion carried unanimously.

Zoning Administrator Kuck inquired about proper locations in the Township for lawn care services and equipment storage.

A motion was made by Travis Vugteveen and seconded by Scott Blackmer to adjourn the Planning Commission meeting at 10:50 PM.  
The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission



**SIGN IN SHEET**  
**Planning Commission Meeting**  
**AUGUST 26, 2014**

PRINT NAME

SIGNATURE

Kurt Koella

*[Handwritten signature]*

Richard Tourville

*[Handwritten signature]*

Justin Ackley

*[Handwritten signature]*

John Frey

*[Handwritten signature]*