

ROBINSON TOWNSHIP PLANNING COMMISSION
September 12, 2017

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

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

Also present were Township Attorney Ron Bultje, Zoning Administrator Brian Werschem, and Jordan and Jared Dekker, both representing a pending migrant housing Site Plan application. The attendance sheet is attached.

A motion was made by Tom TenBroeke and seconded by Rich Sibley to approve the August 22, 2017 Planning Commission minutes as written. The motion carried unanimously.

Non-Commission Member Inquiries -- None

Reports and Communications - None

Announcements -- None

Old Business – None

New Business

The Dekker Farms Site Plan and Special Use for migrant housing on parcel nos. 70-08-21-200-013 and 70-08-21-200-055 were reviewed next.

Chairperson Martinie – Noted that we had the responses to the questions for special use application but no application.

Jordan Dekker and Jared Dekker gave an explanation of their proposal which was complicated and had grown in scope over the course of several months. Mr. Dekker explained that Dekker Farms grows zucchini in the summer and greenhouse products in the winter.

Chairperson Martinie – Stated that a Special Use application was needed.

Township Attorney Ron Bultje – Stated that since migrant housing is a permitted by right use in the Rural Residential Zoning District, a Special Use application was not required, however, the Special Use criteria would be reviewed by the Township Board. No public hearing would be required by the Township Board.

Chairperson Martinie – Are the parcels combined or are they being combined?

Jared Dekker – Stated that they own both parcels. The County Health Department failed one of the water wells. They applied for a Type II water well that will supply water to both duplexes and the pole barn.

Chairperson Martinie – If the parcels were ever to be sold separate, it would be complicated because of shared utilities.

Jared Dekker – Stated that a Type II well was needed for more than 24 people. They also noted that Zoning Administrator Werschem recommended that the two parcels be combined.

Zoning Administrator Werschem – Stated the parcels could easily be combined at the Township Hall.

Bill Maschewske – Stated that the two deeds needed to be legally combined into one deed and recorded. This goes beyond the parcel combination process at the Township Hall for tax purposes.

Jared Dekker – What if they ever wanted to sell the duplexes?

Zoning Administrator Werschem – They could have one structure on one combined lot if it went back to residential use.

Chairperson Martinie – We are missing one parcel no. in the application and the current zoning of that parcel, which is RR.

At this time, the Site Plan application was reviewed in detail. Each item in the application was not discussed, but rather items were reviewed in order as Planning Commissioners had questions or issues. The indexing follows that of Section 31.7 of the Zoning Ordinance.

B. Originally it was determined that no parcel description or proof of ownership was included for parcel 200-013. It was later determined that the Planning Commission only received part of the materials submitted by the applicants.

E. The included materials do not indicate the uses of all adjacent parcels. Parcels to the North of the subject parcels are not shown so it cannot be determined if any structures exist within 100 ft. of the subject property lines. Per the applicants, all adjacent uses are residential.

At this time, the Planning Commission received a second application for the 12305 address (parcel no. 200-013) from Zoning Administrator Werschem. This material had apparently been submitted by the applicants but not given to the Planning Commission.

Chairperson Martinie – The Planning Commission really needs a combined application that states the two parcels involved will be legally combined.

G. Easements, if any, need to be identified and described for both parcels. It appears that 200-055 may have an easement near the east boundary to provide ingress/egress to the parcel to the north.

I. The new water lines from the Type II well are not shown.

J. A soils map needs to be included for the subject parcels.

O. No screening is discussed or shown and none will be used per the applicants.

R. All lighting is existing and will not be changed.

S. No screening will be used per the applicants.

U. The plan sheets are not dated. The only date included is on the individual application sheets but not any of the attachments.

W. The number of anticipated occupants per the applicants is 30 – 35 people. Per the applicants, the housing is suitable for up to 56 persons per the State.

X. No construction schedule was given and is required. The duplexes are already completed, however, the barn needs to be renovated per the submitted plans.

Bill Maschewske – Explained that per the Zoning Ordinance, the applicants need to continue to farm in Robinson Township in order to have migrant housing in Robinson Township. This rule is applied on a yearly basis.

It was noted that the State of Michigan letter dated June 16, 2017 and addressed to Zoning Administrator Werschem includes an incorrect parcel no. The parcel referenced as -009 should be -013. A corrected letter from the State of Michigan needs to be submitted prior to the Township Board meeting on this subject.

Chairperson Martinie – Stated the Planning Commission needs one Site Plan application with both parcels listed, all items corrected or updated that were identified in this meeting, and additional architectural changes.

A motion was made by George Schippers and seconded by Travis Vugteveen to table the Dekker Farms Site Plan review until September 26, 2017 pending an updated application.
The motion carried unanimously.

A motion was made by George Schippers and seconded by Travis Vugteveen to adjourn the Planning Commission meeting at 9:20 PM.
The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission



SIGN IN SHEET
Planning Commission Meeting
September 12, 2017 2017 at 7:30 pm

PRINT NAME

SIGNATURE

JACOB DEKKER *Jacob Dekker*

Jordan Dekker *Jordan Dekker*

Blank lined area for additional sign-ins.