

**Minutes of the Joint Workshop Meeting
Of the
Robinson Township Board of Trustees
And the
Robinson Township Planning Commission
Held 09/18/2014 at 7:30 P.M.**

Robinson Township Board Members Present:

Tracy Mulligan
Jackie Frye
Bonnie Hayward
Bernice Berens
Travis Vugteveen

Robinson Township Planning Commission Members Present:

Shawn Martinie
Scott Blackmer
Bill Maschewske
George Schippers
Sue DeRuiter
Tom Tenbroeke

Also Present:

See sign in sheet.

The meeting was called to order by Supervisor Mulligan. She explained that David Jirousek would be presenting a progress report on Phase 2 of the M-231 Sub-area Plan.

David Jirousek explained that tonight's meeting would cover; an outline, the future land use map, descriptions, general development, schedule and moratorium.

He began his presentation with his progress report stating that they were midway through the project. The land use plan shows Lincoln and M-231 will have limited growth with Neighborhood commercial growth.

Land use categories were reviewed with future land uses. He said he will be bringing tables showing the traffic impact for M-45 up to the year 2030 to our October meeting. These were obtained from Tim Terry at MDOT.

The Board and Planning Commission requested a zoning overlay map be ready for the October meeting also. Highway commercial development, size of utilities, and industrial development, pedestrian accommodation and boundaries were reviewed.

Signs are to have special sign standards for neighborhood businesses and be coordinated with business buildings. Lighting should be dark sky compliant. Parking lots, buffers and landscaping were discussed. Sewer systems and water systems should coordinate with the location of businesses.

By consensus, the Board and the Planning Commission agreed that at the regular meeting of October 18th of 2014, the Board should consider a zoning moratorium, as recommended by the Planning Commission in August of 2014, for a period of 12 months, or until the master plan revision process has

been completed and any Zoning Ordinance revisions recommended by that master plan revision process have been adopted, whichever is shorter. The moratorium should include a one mile radius from the intersection of 120th Avenue and M-45, as well as a ½ mile radius from the intersection of M-231 and Lincoln Street.

The meeting was opened to the public:

Flo Purcell stated she has 17 ½ acres that are now residential. She wanted to know if it was possible to apply for it be changed to commercial or light industrial.

Bonnie Hayward told her she could apply for agriculture re-zoning after the moratorium ended.

Matt Pelt questioned driveway access for the proposed industrial area. He said that it looked like there would be too much access on 120th Avenue.

Shawn Martinie said that there is more studying to be done and that MDOT and LSL Planners were still working on access planning. Also as traffic increases MDOT will be evaluating.

Rich Bramer from Northland Farms said he was told by MDOT that he would have access to 120th and if he doesn't he will have some property landlocked and it will need re-zoning.

Shawn Martinie explained that we cannot plan inside a ROW until MDOT takes it off the plan. Bill

Maschewske said that we were getting ahead of the game.

Flo Purcell inquired if they could get permission to put in a driveway?

Shawn Martinie told her she could apply for whatever is allowed in that area.

There being no more public comments Vugteveen made a motion to adjourn. Berens seconded the motion and the meeting adjourned at 9:53.

Respectfully Submitted

**Jackie S. Frye
Robinson Township Clerk**