

ROBINSON TOWNSHIP PLANNING COMMISSION
September 18, 2014

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

	<u>Planning Commission</u>
Present	Absent
Bill Maschewske	None
Shawn Martinie	
Tom TenBroeke	
George Schippers	
Scott Blackmer	
Travis Vugteveen	
Sue DeRuitter	

	<u>Township Board</u>
Present	Absent
Tracy Mulligan	None
Travis Vugteveen (paid by Township Bd.)	
Bernice Berens	
Bonnie Hayward	
Jackie Frye	

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, David Jirousek of LSL Planning, and approximately 18 members of the public (See attached attendance sheet).

The purpose of this joint meeting was to review progress on the M-231 Sub-Area plans for the required update to the Master Land Use Plan. An outline of the proposed plan layout was given in a Power Point presentation by David Jirousek.

Chairperson Martinie – What is the pink colored area above Lincoln St.?

Tom TenBroeke – It is the re-routed Woodbriar Lane. It will now connect to 124th Ave. instead of Lincoln St.

Chairperson Martinie – How large is the proposed commercial area?

David Jirousek – It is approximately 7 – 8 acres. It was previously about 30 acres. Lincoln St. will be Neighborhood Business as the only district. It will include a maximum building size and height.

Supervisor Mulligan and Bonnie Hayward – How will Woodbriar Lane intersect Lincoln St.?

Tim Terry, M.D.O.T. Traffic Representative – He could not specifically address the access for Woodbriar Lane at this time.

David Jirousek – This issue needs to be addressed with the Ottawa County Road Commission. It was also noted that the commercial at M-45 and M-231 has been scaled back to approximately the existing amount on the Master Land Use Plan.

Chairperson Martinie – Why commercial east of M-231 on M-45?

David Jirousek – This has been identified as the highest traffic area, much higher than West of M-231.

Bonnie Hayward – How much commercial has been planned?

David Jirousek – About 60 acres.

Bill Maschewske – Requested to see an overlay of the existing planned and zoned commercial over the newly proposed commercial for an exact comparison.

David Jirousek – Agreed to provide the overlay. He additionally described the restrictions of highway commercial.

Discussion followed regarding access of commercial property to M-45.

Tim Terry of MDOT – Stated MDOT would prefer no access on M-45 and definitely nothing between M-231 and 120th Ave. Noted there are restrictions on how close a driveway can be to an intersection.

The size of the industrial planned area needs to be reviewed compared to previous Master Land Use Plans.

A discussion was held regarding the lack of evidence that higher density residential development surrounding commercial will contain commercial and not create a residential development concern instead.

Chairperson Martinie – How do you coordinate development to promote connectivity of the project?

David Jirousek – Noted that this is sometimes difficult.

David Jirousek – Continued to review the presentation by addressing pedestrian access, signs, access management, lighting, landscaping, low impact development, parks and recreation, policies, and zoning.

Bonnie Hayward – Expressed concern about the draft Water Master Plan and questioned if it will coordinate with the proposed sub-area plan.

At 8:55 PM., the moratorium resolution previously approved by the Planning Commission and forwarded to the Township Board was discussed. The Township Board needed to further define the recommended resolution by establishing a time frame and defining the applicable areas.

Following discussion, the following were agreed upon.

1. The period of the moratorium would be 1 year.
2. The area at Lincoln St. and M-231 was defined as including all lands within a ½ mile radius of the Lincoln St. – M-231 intersection.
3. The area at M-45 was defined as including all lands with 1 mile of the intersection of 120th Ave. and M-45.
4. David Jirousek is to provide an exhibit showing the applicable areas.

Hearing no more comments from the Planning Commission, the meeting was opened to comments and questions from the public.

Flo Purcell – Wants her property, located north of the Yellow Jacket, to be zoned commercial or industrial since she wants to sell it and commercial or industrial zoning would increase its value.

Matt Pelt – Is concerned about access from the proposed industrial area to 120th Ave.

Rich Bramer – Wants the commercial area south of M-45 to go further south than currently proposed on the plan. Inquired about what is to happen to the area currently planned for the highway south of M-45. MDOT has not purchased this property yet and it is not planned.

Matt Pelt – Why don't industrial areas count?

Flo Purcell – Can she have a driveway to 120th Ave?

Chairperson Martinie – Most likely yes.

A motion was made by Travis Vugteveen and seconded by Bernice Berens to adjourn the joint meeting of the Township Board and Planning Commission at 9:55 PM.

The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission



SIGN IN SHEET

JOINT MEETING

BOARD OF TRUSTEES & PLANNING COMMISSION

SEPTEMBER 18, 2014 AT 7:30 pm

PRINT NAME

SIGNATURE

PRINT NAME	SIGNATURE
Kathy Kuck	Kathy Kuck
Rich Brumer	Rich Brumer
STEVE BOLLA	Steve Bolla
Tim Terry	Tim Terry
Dick Purcell DICK PURCELL	Dick Purcell Dick Purcell
FLO PURCELL	Flo Purcell
Annette Munroe	Annette Munroe
David Munroe	David Munroe
Richard Vassar	Richard Vassar
MATT GUL	Matt Gul
Alex Cech	Alex Cech
Noris Cech	Noris Cech
Betsy Cech	Betsy Cech
Ed Cech	Ed Cech
Margaret Caldera	Margaret Caldera
Jan Verberkmoes	Jan Verberkmoes