

ROBINSON TOWNSHIP PLANNING COMMISSION
September 26, 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 | 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 Travis Vugteveen to approve the September 12, 2017 Planning Commission minutes 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 contract rezoning request from the Grand Rapids Catholic Diocese to rezone three parcels from A-1 to B-1 was approved.
2. The purchase of an extended warranty on a CPR board was approved.
3. The use of Ron Bultje of Dickinson and Wright as the Township Attorney was approved.
4. The new Township Hall hours are Monday through Thursday 9 to 12 and 12:30 – 5:00.

Zoning Administrator Werschem reported that he has visited the S and M, South Cedar, and S and M II mining sites for inspections and all are compliant.

The Zoning Administrator also noted that an application from Riverside Storage to revise their approved Site Plan will be on the table for the next meeting.

Announcements

Chairperson Martinie reported that Rich Sibley has given notice that he does not wish to be re-appointed when his term expires. New employment responsibilities have made it difficult for him to attend Planning Commission meetings.

Old Business – NoneNew Business

A motion was made by Travis Vugteveen and seconded by George Schippers to untable the Dekker Farms Site Plan and Special Use information for migrant housing on parcel nos. 70-08-21-200-013 and 70-08-21-200-055.

The motion carried unanimously with one member absent.

First to be reviewed was the Site Plan application per Section 31.7 of the Zoning Ordinance. Note that this information was reviewed previously on September 12, 2017 and issues were discovered as noted in the minutes from that meeting.

D. A legal description is needed of the easement on the subject property. This information must be submitted prior to the Township Board meeting on this issue.

E. It was noted that there are three residences within 100 feet of the subject property. The house to the West is the closest and already has a privacy fence that is owned by the adjacent landowner.

BB. The applicants stated that no financing is needed.

Tom TenBroeke – Noted that the floor plans now indicate East and West buildings, however, both plans show the same room layout.

Jared Dekker – Both buildings have exactly the same floor plans, contrary to the information that was submitted previously.

Next to be reviewed were the Standards for Special Use as found in Section 32.5 of the Zoning Ordinance.

A. Acceptable.

B. 1. Acceptable.

2. Acceptable.

3. Acceptable.

4. Acceptable.

C. The applicants state they have a strict protocol for resident behavior. Migrant housing is also a permitted use in the RR Zoning District.

D. The applicants stated that most residents will not have driver's licenses or vehicles, therefore, parking will not be an issue for the number of residents.

- E. The required Health Department permits are attached.
- F. The residents will be migratory and seasonal from June through November.
- G. There will be no families with children so there will be no impact upon the school system per the applicants.
- H. Acceptable.
- I. This is a permitted use within the RR zoning district.
- J. Complies with RR Zoning District permitted uses.
- K. Acceptable.
- L. Not applicable.

Next to be discussed were the Standards for Site Plan Review found in Section 31.8 of the Zoning Ordinance.

- A. The Site Plan is consistent with the Master Plan and the Sub-Area Plan is not applicable.
- B. Not applicable. The drives already exist.
- C. There are three access points on the property.
- D. Not applicable.
- E. All structures are existing.
- F. All are existing.
- G. There are no plans to alter the landscape except for constructing the septic drainfields.
- H. The site already includes a privacy fence to the West that is owned by the neighbors.
- I. Portable toilets will be used until the barn is complete with toilets.
- J. All are existing except the water lines and they will be underground.
- K. No screening is proposed.
- L. Emergency access currently exists with the driveways.
- M. The applicants already have permits for the Type II well and septic systems.
- N. Not applicable.
- O. All buildings are existing.
- P. Not a commercial development – Not applicable.

A motion was made by Travis Vugteveen and seconded by Steve Young to recommend to the Township Board approval of the Dekker Farms migrant housing Site Plan and Special Use considerations based upon the following findings.

1. Compliance with the Site Plan Standards in Section 31.8 of the Zoning Ordinance as presented by the applicant and the Zoning Administrator.
2. Compliance with the Special Use Standards in Section 32.5 of the Zoning Ordinance as provided by the applicants and the Zoning Administrator.
3. Compliance with Section 4.5 B of the Zoning Ordinance, including setbacks, Health Department standards, building code requirements, additional standards specified in the Zoning Ordinance, the nature of the applicants business, consideration of the number and location of the applicants farms, the number of migrant workers needed, the number of people proposed to be housed by the applicants, and the proximity of the farms where the workers are to be employed.

The following conditions apply.

1. Compliance with the application and recorded statements of the applicants.

2. Compliance with Federal, State, County, and Township ordinances and laws.
3. Submission of a legal description of the easement on the subject property by the applicants prior to Township Board approval.

A roll call vote was taken.

Steve Young – Yes
Tom TenBroeke – Yes
George Schippers – Yes
Bill Maschewske – Yes
Shawn Martinie – Yes
Travis Vugteveen – Yes

The motion carried unanimously with one member absent.

The applicants were informed that the Township Board meeting at which this issue will be decided is scheduled for October 11, 2017.

New Business – None

A motion was made by George Schippers and seconded by Tom TenBroeke to pay salaries for the month of September 2017 (two meetings).

The motion carried unanimously with one member absent.

The next meeting was scheduled for October 24, 2017.

A motion was made by Travis Vugteveen and seconded by George Schippers to adjourn the Planning Commission meeting at 8:40 PM.

The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission



SIGN IN SHEET
Planning Commission Meeting
September 26, 2017 at 7:30 pm

PRINT NAME

SIGNATURE

JAYED DEKKER

Jordan Dekker

Blank lines for additional sign-ins.