

ROBINSON TOWNSHIP PLANNING COMMISSION
October 16, 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.

Planning Commission

Present	Absent
Bill Maschewske	None
Shawn Martinie	
Tom TenBroeke	
George Schippers	
Scott Blackmer	
Travis Vugteveen	
Sue DeRuiter	

Township Board

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 list).

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. A Power Point presentation of Draft 1 of the plan was made by David Jirousek.

Section 3 Land Use Plan

Bill Maschewske – Requested that the criteria or factors not be limited to those listed.

Bill Maschewske – Stated that the map on page 16 did not satisfy the request from the last meeting. It was noted the map should have 4 layers as follows:

1. The 2008 adopted Land Use Plan classifications and boundaries.
2. The Proposed 2014 Land Use Plan classifications and boundaries.
3. The current zoning.
4. The actual use.

Section 4 Zoning and Site Development

The following sections were reviewed by Mr. Jirousek.

1. Design Elements and Civic Space
2. Signs
3. Access Management
4. Site Plan Review standards on pages 30 and 31
5. Lighting
6. Landscaping
7. Overlay Districts
8. Proposed Lincoln St. sub-area plan – no uses were proposed by right. All uses would be special uses.

Section 5 Community Facilities and Utilities

It was agreed to remove “and Utilities” from the Section 5 heading. Greenways and Open Space was reviewed.

Section 6 Implementation

The content of Table 2, Zoning Plan, needs to be expanded to include all classifications of land use in the complete Master Land Use Plan. Table 2 will remain unchanged in the sub-area plan.

Policies and Actions were reviewed.

Table 4 on page 40 was questioned in that Items 2 and 3 really need to be changed from Second Priority to First Priority. It was agreed to re-evaluate priorities in future drafts.

Section 7 Traffic Background Information

Traffic projections for the intersections of Lincoln St. and M-231, M-45 and M-231, and 120th Ave. and M-45 were reviewed.

Mr. Jirousek explained that the plan was for the Planning Commission to review the entire document in detail and provide input so he could prepare Draft 2. If the Planning Commission approves Draft 2, the document would go to the Township Board for approval for public hearing.

The following open issues were agreed upon.

1. Include a statement that the re-evaluation criteria or factors are not limited to those listed. (page 14)
2. A 4-layered map is required for page 16 showing the following:
 - a. The 2008 adopted Land Use Plan classifications and boundaries.
 - b. The Proposed 2014 Land Use Plan classifications and boundaries.

- c. The current zoning.
- d. The actual use.
- 3. Section 5 heading – Delete “and Utilities”.
- 4. Page 14 – Add detail about re-evaluation factors and include a build-out analysis.
- 5. Page 37 – Expand Table 2 Zoning Plan to correlate all planned areas to zoning districts for the Master Land Use Plan. Table 2 on page 37 would remain as-is for the sub-area plan.
- 6. Access Management – follow-up with zoning actions.
- 7. Change commercial and industrial definitions to agree with the Zoning Ordinance.

Hearing no more questions or comments from the Planning Commission or Township Board, Supervisor Mulligan opened the meeting to questions and comments from the public.

Rich Bramer –

- 1. Why do the planned areas not include the proposed ROW south of M-45
- 2. Feels the planned commercial area should go further south of M-45.
- 3. Inquired when the citizen survey was done.
- 4. Feels the area of commercial is too confined.

Chairperson Martinie responded that the citizen survey was done in 1998.

Supervisor Mulligan – Noted that MDOT has a plan to continue the highway south of M-45 as soon as the portion north of M-45 is complete.

Annette Munroe from David’s Garage –

- 1. Was concerned that David’s Garage was not in the planned commercial area.
- 2. Inquired why David’s Garage was not in the overlay district.

Ms. Munroe was told that neither of these concerns would impair the operation of David’s Garage.

Matt Pelt –

1. Feels there should be a buffer to the north of the planned industrial north of M-45
 Response by Chairperson Martinie – This would be addressed in the Site Plan for an Industrial Use.

- 2. Will unlimited access points be allowed on 120th Ave.?
- 3. Where will the access be on Lincoln St.?

Chairperson Martinie – explained that the only access to Lincoln St. from the proposed Commercial would be 124th Ave.

Supervisor Mulligan – Reviewed proposed changes to the Woodbriar access to Lincoln St.

Tim Terry, MDOT Traffic Control – Stated the proposed re-route of Woodbriar will probably happen. The proposed temporary route is not allowed in limited access ROW.

Matt Pelt – Why is there no Industrial planned west of 120th Ave.?

Bill Maschewske – Believes the currently proposed Industrial has been on the Master Land Use Plan since 1978.

Chairperson Martinie – Referenced a statement in the Sub-Area plan indicating that commercial and industrial traffic should not mix.

John Bakale of Michigan Evergreen – Does the Township have plans for more commercial east of 120th beyond that shown and if not, why not.

Chairperson Martinie – The existing commercial needs to be built out first. The plan will be reviewed again in 5 years.

Chuck Morgan – Questioned the lack of commercial in the proposed ROW of M-231 south of M-45. He feels that commercial rezoning should not be denied in this area.

Betsy Ceck – Does not want commercial development. She has no problem with currently driving 10 minutes to go shopping and sees no need for large areas of commercial.

Sandy Meyer – She previously lived in Allendale on M-45 and feels it is the place for businesses.

The next meeting was noted to be October 28, 2014. This will be a special meeting for the Planning Commission to review Draft 1 of the Sub-Area plan.

The next meeting with LSL is planned for November 25, 2014.

There was a signup request for Planning Commissioners to attend a Farmland Preservation meeting at the Port Sheldon Township Hall on October 22, 2014.

A motion was made by Supervisor Mulligan to pay salaries at the seminar rate for 5 Planning Commission members and the Zoning Administrator to attend the Farmland Preservation meeting October 22, 2014.

The motion carried unanimously.

A motion was made by Travis Vugteveen and seconded by George Schippers to adjourn the joint meeting of the Planning Commission and Township Board at 10:05 PM. The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attendance Sheet Names

Kathy Kuck
Betsy Cech
John Bakale Jr.
Matt Pelt
Alex Doty
Tim Terry
David Munroe
Annette Munroe
Sandy Meyer
Chuck Morgan
Jim and Amy VantrePott