

ROBINSON TOWNSHIP PLANNING COMMISSION
 October 24, 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
Travis Vugteveen	
Bill Maschewske	
Tom TenBroeke	
George Schippers	
Steve Young	
Rich Sibley	

Also present were Township Attorney Ron Bultje, Zoning Administrator Brian Werschem, Phil Crum representing Riverside Storage, and Miguel and Derek Ochoa, both representing a pending migrant housing Site Plan application. The attendance sheet is attached.

A motion was made by Travis Vugeteen and seconded by Tom TenBroeke+9 to approve the September 26, 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 Dekker Farms migrant housing request was approved.
2. Two new firefighters were approved.
3. Township insurance was discussed and a new policy was approved.
4. Accidental Death and Dismemberment insurance was discussed and approved.
5. Dump day for 2018 with Potluck Pickup was tentatively set for the first Saturday in May.
6. The AT and T franchise service agreement was renewed.
7. A reworked website was approved.

Announcements

Zoning Administrator Werschem distributed written annual evaluations of five of the mining sites in the Township.

Zoning Administrator Werschem also reported that the Robinson Baptist Church requested an addition at the Northeast corner of the structure. This was considered a minor change to a Site Plan.

Old Business – None.

New Business

At this time, the Riverside Storage Site Plan and Special Use changes were reviewed and discussed.

An overview was provided by Phil Crum. The new plan was to add 40 ft. to the length of the West two storage units. It was reported that this resulted in no net change to the area of storage units since the East two buildings were constructed at 150 ft. length instead of the requested 190 ft. This change will result in the relocation of the driveway. The existing drive is approximately 50 ft. from the West end of the existing storage buildings (East units). The sign will be moved to the West side of the new driveway entrance and there will be a new curb cut and he will do landscaping.

Chairperson Martinie and Bill Maschewske – Requested to see a copy of the previously approved Site Plan.

A document was distributed by Zoning Administrator Werschem dated June 14, 2015 from the Township file that showed the approved sizes of the two East buildings as 40 ft. by 150 ft. and the two West buildings as 40 ft. by 60 ft., contrary to the sizes stated earlier.

It was determined by the date of this document that it could not have been part of the approved Site Plan since the Site Plan was reviewed and recommended for approval by the Planning Commission on August 26, 2014.

Township Attorney Bultje provided a copy of the approved Site Plan for the project which verified the sizes of the approved structures as 40 by 60 and 40 by 150 ft.

Travis Vugteveen – Does the revised Site Plan show the appropriate size for the retention ponds given the increased size of the West buildings?

Phil Crum – No, this has not yet been calculated.

Chairperson Martinie – Stated that there were too many revisions needed to the submitted revised Site Plan to record the changes in the minutes of the meeting. A corrected Site Plan is needed to avoid confusion and document what is being requested.

Phil Crum – Noted that he also plans to install a new transformer on the site for electrical service. Should this be shown on the plan?

Chairperson Martinie – Yes.

Bill Maschewske – Do outdoor lighting requirements apply to this revised Site Plan?

Township Attorney Bultje – Yes, to the new construction.

A motion was made by George Schippers and seconded by Travis Vugteveen to table the Riverside Storage Site Plan and Special Use review until corrected information is submitted. The motion carried unanimously.

At 8:30 PM., the Ochoa Farms migrant housing request was reviewed.

A presentation was made by Miguel Ochoa and Derek Ochoa. They plan to close their farm market on M-45 and remodel the building into migrant housing. The plans also include a 24 by 56 ft. addition on the East side of the building and enclosing a porch on the Southwest corner. The occupancy is expected to be year round and the number of occupants will be determined by the requirement of 100 square feet of living space per occupant.

The Site Plan was reviewed for content compared to Section 31.7 of the Zoning Ordinance with letter references following the Zoning Ordinance section.

E. What are the uses to the West?

Miguel Ochoa – The site is wooded and vacant.

M. The Planning Commission is satisfied with the soil type designation.

P. What will become of the picnic and play area?

Miguel Ochoa – The equipment will be removed and it will be vacant space.

Q. Will the sign remain?

Miguel Ochoa – Yes, the sign will remain since they will continue to sell blueberries on the site in season.

Travis Vugteveen – Will the parking lot be used to full occupancy?

Miguel Ochoa – The migrant workers typically arrive ten per van. There may be as many as 30 vehicles.

R. Are the “X” designations on the Site Plan lights?

Miguel Ochoa – Yes. Most lights are existing, however, they may add two by the addition on the East end of the building.

Y. What will be the impact on the schools?

Miguel Ochoa – The migrant workers are typically single. They are not expecting more than 4 or 5 children.

The contents of the Site Plan were now compared to the Standards for Site Plan Review in Section 31.8 of the Zoning Ordinance.

- A. This is a permitted use in the A-1 District.
- B. N/A.
- C. The standard is met.
- D. N/A.
- E. No changes.
- F. There is a small change to the building footprint. The existing drainage is adequate.
- G. There will be no changes to the landscape.
- H. There is a field fence on the East side. N/A.
- I. The applicants have Health Department approval.
- J. Electrical service will be relocated and underground.
- K. The standard is met.
- L. Minimal changes – the standard is met.
- M. Water and septic requirements have been approved by the Health Department.
- N. No change to existing.
- O. The addition will match.
- P. N/A.

The application was now compared to the General Standards for Special Uses in Section 32.5 of the Zoning Ordinance.

- A. Acceptable.
- B. 1. Similar to existing.
 - 2. No change.
 - 3. No significant change.
 - 4. No change.
- C. Population density is much greater, however, it is a permitted use in the A-1 Zoning District.
- D. Acceptable.
- E. Complies with Health Department requirements.
- F. The applicants are proposing year round occupancy.
- G. There should be little effect on public services. There will be very few children included per the applicant.
- H. See responses to Section 4.5 of the Zoning Ordinance to follow.
- I. This is a permitted use in the A-1 Zoning District.

- J. Acceptable.
- L. N/A. No earth change is proposed.

The criteria in Section 4.5 of the Zoning Ordinance were reviewed next compared to the application.

- A. The property is zoned A-1 and is acceptable.
- B. The nature of the applicant's business – The applicants are farmers and grow field crops, produce, and berries.

The number and location of farms owned or operated by the applicant – The applicants have approximately 500 acres they farm in Robinson Township, Grand Haven Township, and Mason County. They have approximately 70 acres of crops plus a processing facility in Robinson Township.

The number of migratory workers needed to work on farms owned or operated by the applicant – They use more than 59 migrant workers.

The number of migrant workers proposed to be housed by the applicants—
Approximately 59.

The proximity of the migrant labor housing or agricultural labor camps to the farm(s) where the migratory workers are to be employed – The migrant workers will be used in Robinson and Grand Haven Townships and Mason County.

- C. Meets requirements.
- D. Meets requirements.
- E. Meets requirements.

A motion was made by Rich Sibley and seconded by Tom TenBroeke to recommend approval to the Township Board of the Ochoa M-45 Migrant Housing Camp (re-purposed farm market) 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.

The motion carried unanimously with all members present.

Miguel Ochoa expressed his concern with the request of the Zoning Administrator for a floor plan of the proposed migrant housing as part of the application prior to this meeting. Chairperson Martinie supported the request and indicated that a floor plan would have been requested if it were not included in the application.

A motion was made by Travis Vugteveen and seconded by Rich Sibley to pay salaries for the month of October (one meeting).
The motion carried unanimously.

A motion was made by Travis Vugteveen and seconded by George Schippers to adjourn the Planning Commission meeting at 9:15 PM.
The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission



SIGN IN SHEET
Planning Commission Meeting
October 24, 2017 at 7:30 pm

PRINT NAME

SIGNATURE

Miguel Ochoa
Derek Ochoa

Miguel Ochoa
Derek Ochoa