

ROBINSON TOWNSHIP PLANNING COMMISSION
November 24, 2015

The regular meeting of the Robinson Township Planning Commission was called to order at 7:30 PM at the Robinson Township Hall.

Present	Absent
Shawn Martinie George Schippers Rich Sibley Travis Vugteveen Bill Maschewske Sue DeRuiter Tom TenBroeke	None

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Paul LeBlanc of LSL Planning, Kirk Loeffler, owner of the Yellow Jacket, and Mike Boes representing Merle Boes Incorporated. The Sign- in Sheet is attached.

A motion was made by Travis Vugteveen and seconded by Tom TenBroeke to approve the Planning Commission minutes from the October 27, 2015 meeting 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 Class A Earth Change application for Mark Westerbeke was approved.
2. The balance of the Winans St. paving project cost would be paid by March 2016.
3. Tree removal was approved at the Township Hall and the Township Cemetery.
4. A contract was approved to install a street light at the intersection of M-231 and Lincoln St.

Announcements – None

Old Business -- None

New Business

As scheduled, the public hearing for the Zoning Ordinance map and text amendments with draft date of November 5, 2015 was held. An introduction was given by Chairperson Martinie. Secretary Maschewske read the public hearing notice and the public hearing was declared open.

A discussion was held with Mr. Boes regarding text changes from the previous version of the draft Zoning Ordinance text amendments.

A presentation summarizing the content of the proposed map and text amendments was given by Paul LeBlanc of LSL Planning, highlighting the Sub-Area Plan for the M-45 Primary Growth Area and the Lincoln St. Secondary Growth Area.

Chairperson Martinie – Noted that in addition to the changes summarized by Mr. LeBlanc, the following additional changes were also included.

1. Rezoning of a previous Commercial Zoned parcel to A-1.
2. Revisions were made to uses requiring Special Approval in the B-2 Zoning District.

Mr. Boes – Are properties being made into Planned Unit Developments to control access?

Chairperson Martinie – The Planning Commission is encouraging shared access.

There were no more questions or comments from the public.

A motion was made by Tom TenBroeke and seconded by Rich Sibley to close the public hearing at 8:06 PM.

The motion carried unanimously.

Chairperson Martinie – Reviewed requested changes to the text that were noted in the Planning Commission minutes from the October 27, 2015 meeting. The following were discussed and need to be revised in the text as noted.

1. Section 17.4(D) – The percentage of civic space needs to be stated.
Paul LeBlanc – Stated it is very difficult to define a percentage. He noted the Planning Commission will have Site Plan review authority and suggests the amount of required civic space be variable. It was noted that the proposed Zoning Ordinance text already requires 10% open space. Mr. LeBlanc cautioned that civic space should be usable space and not be small unusable fragments scattered around the parcel.

After also reviewing the text from Section 18.4(D), the following compromise solution was agreed upon – The text from Section 17.4(D) would be used with the exception that the last sentence requiring a minimum area would be deleted and the following text from Section 18.4 on Page 30 would be added “...be provided

for public gathering and interaction.” Also to be added was the statement that civic space may be part of the required open space.

2. Section 18.4(D) – It was agreed to revise this section to be exactly the same as Section 17.4(D) above.
3. Per previous Planning Commission discussion, the input from the Fire Chief was requested regarding side yard requirements for the Lincoln St. Commercial Overlay District. The Fire Chief requests that the 10 ft. side yard requirement be increased to 15 ft. for fire safety reasons. The Planning Commission agreed to make this change to the Table in Section 30.2.

Township Attorney Bultje agreed to make the above three changes to the November 5, 2015 draft text prior to forwarding to the Township Board for approval and adoption.

Chairperson Martinie – Inquired regarding billboards along M-231. It was noted that billboards are not allowed in A-1 and RR Zoning Districts and that they are only allowed along M-45.

A motion was made by Rich Sibley and seconded by Sue DeRuiter to recommend to the Township Board approval of the Zoning Text and Map amendments with draft date of November 5, 2015 and with changes as described above to Sections 17.4(D), 18.4(D), and the table in Section 30.2.

A roll call vote was taken.

Sue DeRuiter – Yes
 Tom TenBroeke – Yes
 George Schippers – Yes
 Bill Maschewske – Yes
 Shawn Martinie – Yes
 Rich Sibley – Yes
 Travis Vugteveen – Yes

The motion carried unanimously.

Chairperson Martinie – Noted the Planning Commission would receive a Site Plan from Merle Boes Incorporated in the near future. The question was asked whether the Planning Commission should request assistance from LSL Planning to review the application.

Mr. LeBlanc suggested that LSL Planning review the first Site Plan application because their review would provide a report that could be used as a template for additional Site Plan reviews.

At 9:10 PM., a motion was made by Sue DeRuiter and seconded by George Schippers to pay Planning Commission salaries for the month of November 2015 (one meeting).

The motion carried unanimously.

It was agreed that no meeting would be scheduled for December 2015.

Zoning Administrator Kuck reported the following.

1. The Westerbeke Class A Earth Change has received DEQ approval and excavation has started.
2. A complaint has been received regarding the Ambrose pond. The question arose regarding compliance with the Earth Change Ordinance when the water level goes way down. Attorney Bultje stated that as long as the slope is maintained, it is acceptable.
3. Mr. Chavez has informed the Zoning Administrator that he has taken over the Ralya property on Rich St. He plans to plant blueberries and locate the proposed motorcycle club elsewhere.
4. Jay Schippers has received DEQ approval for a culvert for the private road to be constructed on his Pierce St. property.

A motion was made by Travis Vugteveen and seconded by Rich Sibley to adjourn the Planning Commission meeting at 9:20 PM.

The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachment: Planning Commission Sign- In Sheet for November 24, 2015.

