

ROBINSON TOWNSHIP PLANNING COMMISSION
November 28, 2017

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	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, Brenda Sibley, and two additional members of the public. The attendance sheet is attached.

A motion was made by Rich Sibley and seconded by Tom TenBroeke to approve the agenda. The motion carried unanimously.

A motion was made by Travis Vugteveen and seconded by Rich Sibley to approve the October 24, 2017 Planning Commission minutes with two corrections. The first correction reversed the persons motioning and supporting the approval of the minutes. The second correction changed the word “the” to “they” on page 5, paragraph B. The motion carried unanimously.

Non-Commission Member Inquiries

Nate and Christina Kamp were in attendance regarding a rezoning application they had submitted to the Township. Zoning Administrator Werschem stated that a complete application had not been submitted by the applicants in time to satisfy noticing requirements for this meeting, therefore the issue was not on the agenda.

Reports and Communications -- None

Announcements

Chairperson Martinie stated that the Township insurance pays for one planning training session per year for Planning Commissioners. This could be a Citizen Planner class.

Township Attorney Bultje noted that he is again teaching his beginning Planning and Zoning classes at the Ottawa County Complex, however, they will be broken into three classes instead of two. The three classes will be General Zoning, Planning Commission, and Zoning Board of Appeals. All dates have been set with the County.

Old Business

A motion was made by Travis Vugteveen and seconded by Rich Sibley to untable the Riverside Storage Site Plan and Special Use applications.

The motion carried unanimously.

Chairperson Martinie – Do we need a new Special Use application as submitted?

Township Attorney Bultje – Yes.

Chairperson Martinie – Is it a fresh start for the Special Use application?

Township Attorney Bultje – Yes.

The first document reviewed and discussed was the revised Site Plan.

Chairperson Martinie inquired if any Planning Commissioners had any issue with the new Site Plan per Section 31.7 of the Zoning Ordinance.

Bill Maschewske – Stated he found his original approved Site Plan for this project and there appears to be an issue with the location of buildings 1 and 2. On the approved Site Plan from 2014, the East end of buildings 1 and 2 were shown to be located the side yard setback of 25 ft. plus approximately 18 additional feet from the East zoning line. The revised Site Plan shows buildings 1 and 2 located exactly the required 25 ft. from the East Zoning line (18 ft. further east than the approved Site Plan).

Phil Crum – Stated that he just recently measured from the West lot line the required setback of 25 ft., the proposed 120 ft. length of building 3, plus the distance to the West end of building 1. The resultant distance between proposed building 3 and building 1 was approximately 38 ft. as shown on the new Site Plan. Therefore, buildings 1 and 2 were built per the new revised Site Plan.

Chairperson Martinie – Noted that he also located his original approved Site Plan and that building 3 was not originally planned to be 60 ft. in length as stated in the new submissions from the applicant and the Zoning Administrator, but 64 ft. instead. Building 4 was originally approved to be 60 ft. in length as stated in the new submissions.

Bill Maschewske – At the October 24, 2017 meeting on this subject with the applicant, it was noted that a lighting plan would be needed per Section 4.34 of the Zoning Ordinance. This is a new requirement in the Zoning Ordinance since the original Site Plan was approved in 2014 and this information is not included in the new submissions.

It was agreed that the lighting plan, showing compliance with Section 4.34 of the Zoning Ordinance, must be submitted prior to Township Board review.

The General Standards for Considering Special Uses in Section 32.5 of the Zoning Ordinance were reviewed next.

- A. Standard met
- B. 1. Need lighting plan per Section 32.5 of the Zoning Ordinance.
2. No adverse effects.
3. No adverse effects.
4. No adverse effects.
- C. No change.
- D. No change.
- E. No change.
- F. No change.
- G. No change.
- H. Need lighting plan per section 4.34 of the Zoning Ordinance.
- I. No change.
- J. Need lighting plan per section 4.34 of the Zoning Ordinance.
- K. Need lighting plan per section 4.34 of the Zoning Ordinance.
- L. N/A.

The Standards for Site Plan Review from Section 31.8 of the Zoning Ordinance were considered next.

- A. Consistent with the Zoning and the Special Use. Meets standard.
- B. N/A.
- C. Requirement met.
- D. N/A.
- E. Requirement met.
- F. Requirement met.
- G. Requirement met.
- H. The applicant stated he plans to plant arborvitae along the West property line for screening. The original approved Site Plan shows this, however, the new Site Plan does not. The Site Plan should be updated prior to Township Board review and should show evergreens for screening on the West side of buildings 3 and 4.
- I. No change.
- J. The applicant is going to install a new relocated transformer. Power will be underground. Requirement met.
- K. Requirement met.
- L. The Fire Chief has reviewed and approved per Zoning Administrator Werschem.
- M. No change.
- N. The existing sign is to be relocated. Requirement met.
- O. Matches existing.
- P. N/A.

A motion was made by Rich Sibley and seconded by George Schippers to recommend to the Township Board approval of the Riverside Storage Site Plan and Special Use amended applications based upon meeting the Site plan Standards in Section 31.8 and the Special Use Standards in Section 32.5 of the Zoning Ordinance and with the following conditions.

1. Submission of a complete lighting plan meeting the requirements of Section 4.34 of the Zoning Ordinance.
2. Submission of a revised Site Plan showing the location of evergreens on the West sides of buildings 3 and 4 in the property line setbacks for screening (Refer to Section 31.8H of the Zoning Ordinance).
3. Compliance with the applications and all statements made by the applicant and recorded in the minutes.
4. Compliance with all Federal, State, County, and Township regulations and ordinances.
5. Compliance with all additional conditions included in the original Site Plan and Special Use recommendation and recorded in the Planning Commission minutes from the August 26, 2014 meeting except as revised or superseded by these conditions.

A roll call vote was taken.

Steve Young – Yes

Tom TenBroeke – Yes

George Schippers – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Rich Sibley – Yes

Travis Vugteveen – Yes

The motion carried unanimously.

New Business – None

A motion was made by Travis Vugteveen and seconded by Rich Sibley to pay salaries for the month of November 2017 (1 meeting, all present).

The motion carried unanimously.

It was stated there will be no Planning Commission meeting in December.

A motion was made by George Schippers and seconded by Travis Vugteveen to adjourn the Planning Commission meeting at 9:00 PM.

The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission



SIGN IN SHEET
Planning Commission Meeting
November 28, 2017 at 7:30 pm

PRINT NAME

SIGNATURE

Brenda Sibley

Brenda Sibley