

ROBINSON TOWNSHIP PLANNING COMMISSION

April 22, 2026

The regular meeting of the Robinson Township Planning Commission was called to order at 7:02 PM. at the Robinson Township Hall.

Present	Absent
Shawn Martinie Bill Maschewske Phil Crum Steve Ambrose Lydia Brown Kathy Kuck Michelle Gillespie	None

Also present were Township Attorney Ron Bultje, Zoning Administrator Gregory Ransford, and thirteen members of the public. The attendance sheet is attached.

Approval of Agenda

A motion was made by Michelle Gillespie and seconded by Shawn Martinie to approve the agenda of the April 22, 2026 meeting as written.
The motion carried unanimously.

Adopting of Previous Minutes

A motion was made by Lydia Brown and seconded by Kathy Kuck to approve as written the minutes of the March 25, 2026 Planning Commission meeting.
The motion carried unanimously.

Non-Commission Member Inquiries and Questions

St. Anthony's Catholic Church – Love in Action, Inc.

Josh Bytwerk – Represents Love in Action, Incorporated. His organization is interested in purchasing the St. Anthony's Catholic Church property on Green St. He is interested in operating a food pantry on the site and the property is currently zoned Residential. He would also like to help with the housing crisis. He does not want to proceed with negotiations regarding purchase of the property if the Township will not allow him to conduct his desired activities. He is not interested in continuing use of the building as a church. He might be interested in some housing opportunities on the rear of the parcel.

Zoning Administrator Ransford – Noted the property is Zoned R-1 Residential.

Chairperson Martinie – Reviewed Section 10.3(E) of the Zoning Ordinance which permits, as a Special Use, community centers that are operated by a community organization that is 501(C) approved.

Township Attorney Bultje – Stated there is pending State legislation to make Tiny Homes and multiple family homes permissible in residential zones.

Chairperson Martinie – How many days per week would the building be in use and how much traffic would it create?

Josh Bytwerk – He would plan to have the facility open 3- 5 days per week . They would do fitness training, nutrition classes, education classes, food distribution, and be a community center.

Chairperson Martinie – Requested a letter outlining Mr. Bytwerk’s inquiry and stating what functions are proposed, what times, and how many days per week in addition to any other pertinent information. The letter should be addressed to the Zoning Administrator.

Storage/Office Condominiums – M-45 and 104th Ave.

Cody Vanden Bosch – He is interested in building storage condominiums, including offices, on the parcel on the South West corner of M-45 and 104th Ave. The property is currently owned by Tom Bakale. There would be no living spaces, but there would be self-storage.

Zoning Administrator Ransford – Stated the Zoning Ordinance currently does not permit multiple uses on one lot. The applicant is proposing two buildings with five units each to be rented. He would retain ownership of the property.

Bill Maschewske – What is the property currently zoned?

Chairperson Martinie – B-2 Commercial.

Township Attorney Bultje – Noted the Township could take a less strict interpretation of the word “use”.

Zoning Administrator Ransford -- Noted a pending text change to Section 4.28 Lot, Use.

Township Attorney Bultje – If we do not allow it, what better place to allow it than in the B-2 District.

Chairperson Martinie – Directed the Zoning Administrator to review Section 4.28 that the Planning Commission has previously drafted for amendment to the Zoning Ordinance.

Reports and Communications

Township Board representative Steve Ambrose reported that the Doug Marshall Special Use Application for a third campsite was denied, following the Planning Commission recommendation.

Announcements – None

New Business

Preliminary Development Plan for Emerald Lake

At 7:40 PM., the Advisory Public Hearing for the Emerald Lake Preliminary PUD Development Plan was held. Chairperson Martinie declared the public hearing open and gave a summary of the original Earth Change and Rezoning process, noting that the mining operation was coming to an end. It was stated that once mining is complete, the property needs to get rezoned for an end use. The applicant has submitted a

Preliminary Development Plan consistent with R-1 Residential lot sizes. The applicant was requested to make a presentation of the plan for the public. (Reference the Memorandum from Zoning Administrator Gregory Ransford Dated March 11, 2026 Regarding Emerald Lake Estates PUD Preliminary Development Plan attached to the March 25, 2026 Planning Commission Minutes.)

Jon Male, of Exxel Engineering and representing Dykstra Excavating, made a presentation of the proposed development. He noted they applied for a Residential PUD as the end use and believes they requested a Clustered Residential PUD. If they are forced to comply with RR District Lot sizes, he stated they may not get enough lots to justify the cost of infrastructure to develop the property. They plan to use public water but no public sewer.

At this time, Chairperson Martinie opened the public hearing to comments from the public.

There were no comments.

Chairperson Martinie inquired if any of the public definitely disliked the proposed development plan.

Several members of the public raised their hands, noting a dislike for the large number of lots.

Alex Tenchinch – Stated he does not think the plan is compatible with the surrounding parcels and uses. He has 5 acres and enjoys wildlife. He is tired of listening to mining machinery. He has a minimum number of trees as a buffer to the subject property. He noted he likes the outdoors and construction would be loud.

Regena Bull – She lives on Fillmore St. She is scared about what this might become. There is no buffer proposed where she lives. She does not want the noise and the reduction of wildlife. Wants to know if the development is phased and how quickly construction will begin.

Chairperson Martinie – Where are buffers currently?

The Site Plan was reviewed to show the location of buffer areas.

Bill Maschewske – What about short term rentals? Will they be allowed if the Township permits?

Jon Male – They have not considered this subject.

Township Attorney Bultje – They could be limited in a PUD.

Bill Maschewske – Have they considered larger size lots around the perimeter of the project, such as combining two lots into one for lots 1 through 8 and 29 through 31. This would make a better transition from small lots to the surrounding A-1 and RR Zoned properties.

Jon Male – They did not consider this option specifically.

Chairperson Martinie – Could the buffer be extended further East on the South side of the project?

Josh Holstege – Would like the buffer extended to all adjacent properties.

Kathy Kuck – Inquired if the developers have already talked with Ottawa County Environmental Health?

Jon Male – No, but it will be an important part of the project.

Regina Bull – She wants a buffer to her property.

Chairperson Martinie – Inquired if Ms. Bull preferred the buffer landscaped or left natural as it is.

Clair Holstege – Likes the property as it is. What is the timeline for this project?

Chairperson Martinie – Fair question. The Township does not know. Would construction happen at the same time as development?

Jon Male – Probably. It would depend.

Troy Grasman – Wants a buffer between the project and all the parcels on Fillmore St. How high will the road be above the existing grade?

Jon Male – Five to seven feet.

Chairperson Martinie – Recommends to extend the buffer to the East end of the applicant's property.

Bill Maschewske – What is the current status of the overflow from the lake to the B-Line Drain?

Jon Male – It is not installed. He has not checked with the County regarding approvals.

Troy Grasman – Is the road going North at the Northeast corner of the property for future expansion?

Jon Male – Yes.

Josh Holstege – He would appreciate a tree lined buffer next to his property since there is not much vegetation there now.

Alex Tenchinch – He has mature trees next to his property but they are not on his property. He would like more trees added.

There were no more questions or comments from the public or the Planning Commission.

A motion was made by Lydia Brown and seconded by Michelle Gillespie to close the public hearing at 8:27 PM.

The motion carried unanimously.

The review process of the Preliminary Development Plan was explained by Chairperson Martinie and Township Attorney Bultje.

Zoning Administrator Ransford – Noted the mining permit for Emerald Lake is up for renewal.

A motion was made by Kathy Kuck and seconded by Steve Ambrose to table the pending Emerald Lake Preliminary Development Plan.

The motion carried unanimously.

Old Business – None

It was noted the next Planning Commission meeting would be May 14, 2026 to continue review of proposed Zoning Ordinance text amendments.

Pay Bills

A motion was made by Michelle Gillespie and seconded by Phil Crum to pay Planning Commission salaries for the April 22, 2026 meeting (all members present).

The motion carried unanimously.

Any and All Other Business That May Come Before the Board -- None

Adjournment

A motion was made by Michelle Gillespie and seconded by Shawn Martinie to adjourn the Planning Commission meeting at 9:07 PM.

The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachments:

Attendance Sheet for the April 22, 2026 Planning Commission meeting

Project Narrative dated January 16, 2026 from Exxel Engineering, Inc. regarding Emerald Lake – Preliminary PUD – Project Narrative



SIGN IN SHEET
Regular Meeting of the
Planning Commission
Wednesday, April 22, 2026 - 7:00 pm

PRINT NAME

SIGNATURE

PRINT NAME	SIGNATURE
John & Bev Kuyers	John Kuyers
Trey Grasman	[Signature]
Emily Lynch	[Signature]
Regina Bull	[Signature]
Cody Vanden Bosch	Cody Vanden Bosch
Alex Tendrick	[Signature]
Dave Ten Cate	[Signature]
Josh Bytwerk	Josh Bytwerk
Josh Holstege	[Signature]
Clair Holstege	[Signature]
Jack Rykstra #	[Signature]
Jon male	Jon Male



January 16, 2026
Rev. March 6, 2026

Emerald Lake – Preliminary PUD Project Narrative

Emerald Lake is a long-standing sand mining operation located within Robinson Township at the Northeast corner of 120th Avenue and Fillmore Street. The original mining operation went through a long and vigorous review process with the township when it was originally proposed. It was formally approved by the township in the Summer of 2001. At the time of approval, the development property of 91.1 acres was rezoned to M-1 for the creation of a 37 acres lake. The approved mining plans included an End Use Plan which showed the 29 residential lots within a residential subdivision around the new lake.

Since 2001, the property owner has been mining and selling the sand material as allowed by the mining approval. The amount of material remaining within the original approved lake boundary is running low, so the owner would like to formalize the end use plan with the township. This will help them determine how much material is available to sell and how much will be required to remain on site for the future development.

Another thing that has happened since the original mining approval in 2001 is that additional property was purchased by the owner. This property is located on the east side of the original property and the 25.3 acres included brought the overall property to 116.4 acres. This new property was combined with the original property to form one parcel number (70-08-34-300-030), but the current zoning of the 25.3 acres is still A-1.

Over the past year, the owner and Exxel have had multiple conversations with the township planner to discuss the next steps for the project. Ultimately, the owner would like approvals to do the follow:

- Receive a formal approval from the township on the end use plan for the development.
- Expand the mining operation and lake size into the additional property to the east. This would require a new mining approval from the township. An EGLE permit which included a review of the groundwater modeling has been received for the proposed lake expansion.
- 2, - Construct the proposed lake outlet system into the B-Line County Drain. This would involve approvals from the OCRC and OCWRC.

Getting approval for an End Use Plan is a key component in planning for the future on this property, so an application for a non-clustered residential PUD is being formally proposed for consideration by the township. The PUD plan currently being proposed is an extension of the original End Use plan with an expansion into the newly acquired eastern property and ultimate connection to Fillmore. The units will be created using

the site condominium process and the roadways will be private. The lots are sized based on the township's R-1 zoning. The lots will be served by on-site septic systems approved by the Ottawa County Health Department. An extension of the proposed public watermain system owned and maintained by Ottawa County is proposed to serve the proposed lots with water. Stormwater management will be provided in the large lake created during the mining. No street lighting is currently proposed within the development.

The construction of the PUD will be financed with construction loans received by the developer and paid for by the ultimate sale of the units. The entire PUD is 116.41 acres in size. The proposed PUD is further broken down into the following uses:

Proposed ROW	10.23 Ac
Proposed Units	33.57 Ac
Proposed Buffer	21.61 Ac
<u>Existing / Proposed Lake</u>	<u>50.98 Ac</u>
Total	116.41 Ac

Densities:

Gross Density – 37 Units / 116.41 Ac = 0.32 Units/Ac
Net Density – 37 Units / 65.43 Ac = 0.56 Units/Ac (excluding lake)