

ROBINSON TOWNSHIP PLANNING COMMISSION
June 24, 2026

The regular meeting of the Robinson Township Planning Commission was called to order at 7:00 PM. at the Robinson Township Hall.

Present

Shawn Martinie
Bill Maschewske
Phil Crum
Kathy Kuck
Michelle Gillespie
Steve Ambrose

Absent

Lydia Brown

Also present were Township Attorney Ron Bultje, Zoning Administrator Gregory Ransford, Luke Petsch, Zoning Administrator in training and employee of Fresh Coast Planning, and five members of the public. The attendance sheet is attached.

Approval of Agenda

A motion was made by Michelle Gillespie and seconded by Kathy Kuck to approve the agenda of the June 24, 2026 meeting as written.
The motion carried unanimously with one member absent.

Adopting of Previous Minutes

A motion was made by Michelle Gillespie and seconded by Shawn Martinie to approve as written the minutes of the June 11, 2026 Planning Commission meeting.
The motion carried unanimously with one member absent.

Non-Commission Member Inquiries and Questions -- None

Reports and Communications -- None

Announcements -- None

New Business

Zoning Text Amendment Application from Allison Church

A Zoning Text Amendment application was received from Allison Church to request an amendment to the A-1 Agricultural District to add Section 6.3(F) to the list of “Uses Requiring Special Approval”. Ryan Church was present representing the applicant. A copy of the application is attached along with a Memorandum dated May 20, 2026 from Allison Church. Also attached is a memorandum from Zoning Administrator Gregory Ransford dated June 8, 2026 Regarding the Allison Church (Evermore) Zoning Text Amendment Application.

Chairperson Martinie – Inquired if the applicants had a copy of the previous draft text prepared by the contracted Township Planner and the Planning Commission.

Ryan Church – Yes.

Chairperson Martinie requested if the applicant wished to make a presentation. The applicant declined.

Chairperson Martinie noted that a wedding venue is to be an accessory use to a farm and that the intent was to use an existing building that has been on the property for at least 5 years.

Ryan Church – Noted they plan to construct a new greenhouse at a cost of approximately \$600,000 for the wedding venue. The cost to renovate the existing building is prohibitive.

Bill Maschewske – Inquired how many acres they plan to farm.

Ryan Church – Over 35 acres.

Chairperson Martinie – How many acres are now tillable?

Ryan Church – Eight acres. They plan to clear and farm the remainder of the property.

A discussion followed regarding commercial building codes that must be met.

Ryan Church – Stated they would limit attendance initially to 99 persons since a fire suppression system was needed for additional patrons.

Chairperson Martinie – What do you intend to do in the interim for wedding events?

No response was noted.

Kathy Kuck – Are you taking deposits at this time for weddings?

Ryan Church – Yes they are taking deposits that are refundable if they have no venue.

Bill Maschewske – How frequently do you expect to rent the wedding venue?

Ryan Church – Two times per month. The plan is for the building to be a wedding venue in the summer and a greenhouse in the winter.

Chairperson Martinie – What about the other buildings on the site?

Ryan Church – The South building is for storage. The North building is planned for the bridal preparation area and storage.

Steve Ambrose – What about meeting construction standards.

Ryan Church – Noted commercial and ADA standards have recently changed and their architect is investigating this.

Chairperson Martinie – What about fire suppression?

Ryan Church – The code requires fire suppression only for groups larger than 99 persons. They plan to be under that number initially.

Steve Ambrose – Are you working with an architect?

Ryan Church – Yes.

Bill Maschewske – Will any events be outside of buildings?

Ryan Church – Yes, tents will be utilized.

Bill Maschewske – What about amplified sound systems outdoors?

Bill Maschewske and Chairperson Martinie – Discussed the issue of agritourism being an accessory use to agriculture and not the main business on the property.

Chairperson Martinie – Could you start holding events in one of the existing buildings?

Ryan Church – They could use one existing building but the bathrooms and stairs would not be ADA compliant. He noted the requirements for ADA compliant stairway width changed since last year and got more stringent. The bathrooms are also inadequate.

Bill Maschewske – Noted again that the Agritourism should be accessory to the agricultural use and their current plans are totally different from those communicated to the Planning Commission last winter. (See excerpt of February 12, 2026 Planning Commission minutes attached.)

Chairperson Martinie and Bill Maschewske – Both feel uncomfortable deleting the requirement in the current Planning Commission draft text requiring current farming and the use of a building that has existed on the farm for 5 years minimum. Taking a site without established agriculture and constructing an expensive new wedding venue building seems the reverse of what the Planning Commission had envisioned.

Chairperson Martinie – Noted the Planning Commission had a Zoning Text Amendment submitted and will need to make a decision on agritourism.

Bill Maschewske – Will there be amplified sound systems outdoors?

Ryan Church – No. They want to be respectful of their neighbors.

Bill Maschewske – Noted the subject of wedding venues in the A-1 Zoning District will require considerable research before action.

Township Attorney Bultje – Stated he does not see much difference between upgrading an existing building or constructing a new one. A rule that a minimum of 50% of sales comes from farming would be difficult to accomplish consistently on a year-by-year basis.

Ryan Church – Noted the existing building cannot be used for the public since it has spray insulation on the interior which is flammable.

Chairperson Martinie – Read the definition of a farm.

Ryan Church – Stated they want the revenue from the wedding venue to generate income to get the agricultural side of the business going.

It was agreed that Zoning Administrator Ransford would collaborate with Township Attorney Bultje to prepare draft Zoning text in response to the previous draft of the Planning Commission and the proposed wording of the applicant.

Chris Markatos – Inquired about the requirement for the building to be in existence for 5 years.

Bill Maschewske – Showed screen shots from a Citizen Planner webinar on Agritourism and wedding venues providing guidelines. He was requested to send copies of the screenshots to all Planning Commission members, Zoning Administrator Ransford, and Township Attorney Bultje.

Zoning Ordinance Rewrite

The proposed changes reviewed at this meeting are items not reviewed at the June 11, 2026 meeting which was adjourned early because of a tornado warning. The items are in response to a General Audit of the Zoning Ordinance in addition to open items from previous Planning meetings. The items were reviewed in approximately the order they appear in the Memorandum dated May 24, 2026 by Gregory Ransford (copy attached) starting with “Discussion Items”. The following is a list of the Zoning Ordinance sections reviewed and the consensus of the Planning Commission regarding accepting, revising, or rejecting each proposal. If the change is rejected, the proposed Zoning Ordinance text remains unchanged. **Action Items** are in **Bold** text.

Discussion Items

1. Section 9.3(D) – Addressed at the June 11, 2026 Planning Commission meeting. Refer to those minutes for details.
2. Section 4.28 – Township Attorney Bultje was requested to review this Section and recommend draft text. The Township Attorney proposed the following: “Except for a lot which has both a farm and a farm dwelling, no lot may be devoted to more than one (1) principal use and no lot may be devoted to more than one (1) principal building unless specifically permitted after a Planning Commission review according to the terms of this Ordinance.” This wording was accepted by the Planning Commission.
3. **Section 4.37 – The Township Attorney recommended this Section remain blank as it is currently. The Planning Commission accepts the recommendation. Delete proposed text.**
4. **Bio-fuel facilities – The Zoning Administrator stated the Zoning Enabling Act permitted these facilities on farms for production not to exceed 100,000 gallons per year. He is to review other townships he represents and report regarding if provisions for this use are necessary.**
5. **Wedding Venues – This subject is under review as a result of a Zoning Text Amendment Application that has been submitted.**

6. **Migrant Housing – Delete this use from the RR Zoning District. Review and revise Section 4.5 accordingly.**
7. Site Condominium Review Procedures – No action. Delete from the list.
8. **Lake Michigan Drive Overlay District Ingress/Egress requirements – Input has been requested from MDOT but no response has been received.**
9. **Definition of Family– Action delayed since review necessity relates to Accessory Dwelling Units on which action has been postponed.**
10. **Consider allowing some structures on a parcel without a principal dwelling – Delayed since not a current issue.**
11. **Accessory Dwelling Units (ADU) – Review delayed.**
12. **Reorganize Zoning Ordinance – Planner Ransford is to review to look for opportunities to reorganize and use more tables.**
13. Transfer of Development Rights (TDR)—Eliminate from list. Not a current issue.

Remaining Items

1. **Chapter 4A – The Township Attorney is to review and propose any changes deemed necessary.**
2. **Incorporation of recent Robinson Township Zoning Ordinance Amendments – Zoning Administrator Ransford is to supply copies of all amendments since March 8, 2023 to all Planning Commissioners.**

It was noted there would be no planning meeting in July. The next regular Planning Commission meeting is scheduled for Wednesday, July 22, 2026.

Old Business -- None

Pay Bills

A motion was made by Shawn Martinie and seconded by Phil Crum to pay Planning Commission salaries for the June 24, 2026 meeting (six members present, one member absent). The motion carried unanimously with one member absent.

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

Adjournment

A motion was made by Michelle Gillespie and seconded by Steve Ambrose to adjourn the Planning Commission meeting at 8:52 PM. The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachments:

Attendance Sheet for the June 26, 2026 Planning Commission Meeting

Memorandum from Zoning Administrator Gregory Ransford dated May 24, 2026 regarding Zoning Ordinance Rewrite – General Audit

Memorandum from Zoning Administrator Gregory Ransford dated June 8, 2026 regarding Allison Church (Evermore) Text Amendment Application

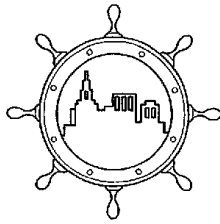
Request for Request for Zoning Ordinance Text Amendment from Allison Church including Memorandum dated May 20, 2026

Excerpt of minutes from the February 12, 2026 Planning Commission Meeting



SIGN IN SHEET
Regular Meeting of the
Planning Commission
Wednesday, June 24, 2026 - 7:00 pm

PRINT NAME	SIGNATURE
RICH SIBLEY	<i>Rich Sibley</i>
Brenda Sibley	<i>Brenda Sibley</i>
Doug Marshall	<i>Doug Marshall</i>
Chris Markakis	<i>Chris Markakis</i>
Ryan Church	<i>Ryan Church</i>



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Alexis Gulker
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Aaron Bigelow
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Andrea Goodell
616-313-9333
andrea@freshcoastplanning.com

MEMORANDUM

To: Robinson Township Planning Commission
From: Gregory L. Ransford, MPA
Date: May 24, 2026
Re: Zoning Ordinance Rewrite – General Audit

Pursuant to your continued direction regarding the Robinson Township Zoning Ordinance (RTZO) Rewrite project, below are the revisions from your May 14, 2026, meeting. In addition, further below are our recommendations related to the general audit. Coupled with those suggested revisions, we raise several items for your review and direction.

Previous Direction

Prior to outlining our next set of general audit recommendations, below we summarize your most recent direction from the previous meeting. As you will recall, you directed us to perform the following:

- Section 3.27 – Strike “irrevocable” sentence (*See page identifier Chapter 3 – Page 8*)
- Section 4.37 – Create a connection to Section 4.28 to provide clarity regarding principal uses and structures (*Pursuant to your direction at your May 27, 2026, meeting, Attorney Bultje will draft language in this regard*)
- Section 11A.5 – Review the use of the term “street” versus “private road” or otherwise since the Ottawa County Road Commission (OCRC) will not accept mobile home park roads as public streets.
 - Following our review, we concluded it is appropriate to use a term different from “street” or “private road,” such as “roadway,” so that we not only avoid the suggestion that the OCRC will accept the road but also because the provisions within this section would ultimately conflict with the private road standards of the Township. In particular, this section requires various widths, one way or two way direction, and parking along the roadway. While these could be applied as a controlling provision for private roads if private roads were allowed in a mobile home park, we suggest simply using the term “roadway” and allowing the provisions of Section 11A.5 to otherwise control. We have not yet performed these revisions to allow for your discussion and direction. (*See page identifier Chapter 11A – Page 2 to Page 6*)
- Section 31.7 (*See separate attachment*)
 - Organize with subsection headers similar to Section 31.8
 - (S) – Add DarkSky compliance language
 - (R) – Add reference to Section 4.44
 - (Q) – Add “civic spaces” in the sentence
- Section 31.8 (*See separate attachment*)
 - (V) – Add a conditions statement regarding state and federal requirements that impact the above ground site improvements
 - (Q) – Add reference to Section 4.44
 - (T) – Strike “sustainability”
 - Screening – return and indicate “where applicable, see appropriate screening provision” and reference Section 4.54.
 - Lighting – add a letter and provision for lighting, and reference Section 4.34
 - (K) – Return pedestrian connectivity to this subsection and word similarly to the content therein
 - Note – as a result of these provisions, subsection letters did change

- Section 32.6 – Revise the end of the last sentence to “...shall initiate enforcement action.” *(See page identifier Chapter 32 – Page 3)*
- Section 33.4(B) – Add “non-commercial” before “antenna” *(See page identifier Chapter 33 – Page 2)*
- Section 33.7(B)(2)(x) – Remove revision *(See page identifier Chapter 33 – Page 7 and Page 8)*
- Section 33.7(B)(8) – Remove revision *(See page identifier Chapter 33 – Page 11)*
- Section 42.4(C)(2) – Remove “or site” revisions *(See page identifier Chapter 42 – Page 2 and Page 3)*
- Section 42.6 – Revise to include reference to the “adopted State of Michigan Building Code” and delete the remainder of the text. *(See page identifier Chapter 42 – Page 3)*

We believe the attached accomplishes your direction.

General Audit

Below is our next set of recommended revisions for your review and consideration as well as items for discussion as a result of the Planning Commission working list of potential changes. The items for discussion require direction from the Planning Commission to enable us to prepare draft language for your review.

- Section 3.64 – Exclude body of water from lot area
 - While the current language somewhat excludes water from the lot area, our proposed revision would definitively identify the lot area based on the ordinary high water mark. *(See page identifier Chapter 3 – Page 13 and Page 14)*
- Section 4.49 – While we had a note to double check “street” versus “private road” in this section similar to Chapter 20 revisions (and we did so check), we noted that areas of language referring to private roads and public streets could be improved. *(See page identifier Chapter 4 – Page 40 to Page 46 – new revisions not on every page)*
- Sections 20.4 and 20.5
 - Following our review of these two sections, we are generally comfortable with their content and position within the ordinance, however, we suggest the following revisions (in addition to previous recommendations) to create a better connection between the two sections.
 - Section 20.4(C)(3) – Adding “drives, parking, and refuse areas”
 - Section 20.4(C)(5) – Adding “screening” and other minor revisions
 - Section 20.5(A) – Struck pursuant to your May 27, 2026, meeting direction
 - Section 20.5(B)(2) – striking reference
 - Section 20.5(B)(3) – striking references*(See page identifier Chapter 20 – Page 3 to Page 6 – new revisions not on every page)*
- Sections 20.16 and 20.17
 - Following our review of these two sections, we do not find any further concerns for revision. That said, we are unsure exactly the desire for a re-review of these sections and will be prepared to receive your direction in that regard.
- State licensed daycare and adult foster care facilities
 - Pursuant to the Michigan Zoning Enabling Act, in any residential zoning district a municipality shall allow for child daycare and adult foster care facilities of up to six people as a use-by-right. For child daycares of seven to twelve children, municipalities shall allow them as a special use and that special use review shall be limited to the provisions of the Act, which supersede review requirements of the municipality. We have included the following revisions accordingly:
 - Section 8.2(N) *(See page identifier Chapter 8 – Page 2)*
 - Section 8.2(O) *(See page identifier Chapter 8 – Page 2)*
 - Section 10.2(F) *(See page identifier Chapter 10 – Page 1)*

- Section 10.2(G) *(See page identifier Chapter 10 – Page 1)*
 - Section 11.3(C) *(See page identifier Chapter 11 – Page 1)*
 - Section 11A.2(F) *(See page identifier Chapter 11A – Page 1)*
 - Section 11A.2(G) *(See page identifier Chapter 11A – Page 1)*
- Home Occupations
 - Also pursuant to the Michigan Zoning Enabling Act, a municipality shall include a home occupation as a use to “give instruction in a craft or fine art.” To comply with this provision, we propose a revision to Section 4.18(I) at its end. *(See page identifier Chapter 4 – Page 13)*
- Discussion items
 - Section 9.3(D) – Consider exemption for the recreational vehicle parking personal use from the special use process, similar to the recent dock amendment *(See page identifier Chapter 9 – Page 3)*
 - Bio-fuel production facilities (Michigan Zoning Enabling Act)
 - Wedding venues in the A-1 Zoning District
 - Migrant housing – zoning districts to permit the use, proximity to farm property
 - Site Condominium review procedure
 - We previously reviewed Chapter 21 – Review and Approval of Site Condominium Projects and do not recall your review and consideration of our recommendations being unfinished.
 - Check LMCOD ingress/egress requirements with the Michigan Department of Transportation (MDOT)
 - We have sent an email to the MDOT for those requirements
 - Definition of Family
 - Consider allowing some structures on a parcel without a principal dwelling (i.e. docks, fences but not accessory buildings).
 - Accessory Dwelling Units (ADUs)
 - We understand in late 2024 that the Planning Commission concluded it did not want to permit ADUs but we nonetheless wanted to verify with you.
 - Reorganize Zoning Ordinance to include more tables (i.e. setbacks, accessory buildings, etcetera)
 - TDRs

Following your direction above, our remaining items to incorporate into the draft are all grammatical and structure based “clean-ups.”

Remaining Items

For the sake of documenting progress, the following items related to RTZO provisions remain:

- Chapter 4A -- pending Township Legal Counsel
- Incorporation of recent RTZO amendments

Upcoming Meeting

The proposed set of Zoning Ordinance Rewrite recommendations has been scheduled for your June 11, 2026, meeting. If you have any questions, please let me know.

GLR



ROBINSON TOWNSHIP

12010 - 120th Avenue, Grand Haven, Michigan 49417 616-846-2210

REQUEST FOR ZONING ORDINANCE AMENDMENT

MAP AMENDMENT X TEXT AMENDMENT

REQUEST FEE: \$1800.00 + ESCROW FEE MINIMUM \$1,700.00

(Escrow fees cover additional Township expenses. Unused portion of an escrow account is returned to the applicant)

PLEASE NOTE ESCROW FEES ON APPLICATIONS

The Board adopts an application fee to cover normal Township expenses such as clerical and Zoning Administrator costs and a specified number of meetings of the appropriate board. In addition to the nonrefundable application fee, the Board requires an applicant to reimburse the Township for all out-of-pocket expenses incurred by the Township in processing any application (including but not limited to publication expenses; mailing expenses; engineering expenses; attorney expenses; additional Board, ZBA or Planning Commission meeting expenses; any other professional expenses; etc.). This shall be done by the collection of an escrow fee at the time an application is submitted. Any unused portion of the escrow fee shall be refunded to the applicant. In the event that the escrow amount needs to be increased, the applicant shall be notified and must replenish the escrow account in the amount determined by the township supervisor before any additional action will be taken.

All petitions for an amendment to the Zoning Ordinance or the Zoning Map shall be in writing, signed, and filed in triplicate with the Township Clerk for presentation to the Planning Commission. Such petitions shall be accompanied by the required fee and shall include the following information.

SECTION 41.2 - AMENDMENT PETITION PROCEDURE

(A) Name of Petitioner: Allison Church

Address of Petitioner: 13982 Lake Michigan Dr West Olive, MI 49460

Telephone: 8594667700 Parcel Number: _____

What is the Petitioner's interest in making this petition? The petitioner is an agricultural property owner and operator within Robinson Township seeking to support and preserve long-term agricultural viability through diversified farm-based and agritourism activities consistent with the rural character of the Township.

List the name, address and interest of every person who has a legal or equitable interest in any land to be rezoned. Allison Church 13930 Lake Michigan Dr West Olive Michigan 49460

- (B) What is the nature and effect of the proposed amendment? Request to permit agritourism uses within the AG-1 District, including farm markets, seasonal events, educational activities, u-pick operations,

wedding events accessory to agriculture, and similar farm-based uses. Request also includes allowing stabilized aggregate or gravel parking surfaces for agritourism uses in lieu of full asphalt paving.

What is the proposed zoning of any property requested to be rezoned? AG 1

- (C) If the proposed amendment would require a change in the Zoning Map, attach a fully dimensional map showing:
1. The land which would be affected by the proposed amendment;
 2. A legal description of the land proposed for rezoning;
 3. If the land proposed for rezoning does not include the entire parcel or lot, the land and legal description of the portion of the parcel of the lot which is not proposed for rezoning;
 4. The present zoning of the land proposed for rezoning;
 5. The present zoning of all abutting lands; and
 6. All public and private rights-of-way and easements bounding and intersecting the land proposed for rezoning.
- (D) If the petition is to correct an alleged error in the text of the Zoning Ordinance or in the Zoning Map, provide a detailed explanation of such alleged error and detailed reasons why the proposed amendment will correct the error.
- Not applicable. This request is intended to establish agritourism regulations and parking flexibility within AG-1.
- (E) State any changed or changing conditions in the area or in the Township that make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.

Agritourism continues to expand throughout Michigan and supports agricultural preservation,

rural economic development, and long-term farm sustainability while maintaining rural character.

- (F) Specify all other circumstances, factors and reasons that support the proposed amendment (an advisory petition in favor of the proposed amendment, which petition is attached, is recommended, but not required).

The proposed amendment supports active agricultural operations, reduces unnecessary impervious surface requirements, and aligns with common agritourism practices throughout Michigan rural communities.

ADDITIONAL INFORMATION

- (I) Please provide proof of ownership. If ownership is pending a purchase agreement that is conditional to the Zoning Amendment request, please provide proof of said agreement.

Allison Church

Signature of Petitioner

Signature of Petitioner

MEMORANDUM

To: Robinson Township Planning Commission
From: Allison Church, The Evermore Estate
Date: May 20, 2026
Re: Proposed Zoning Text Amendment – Agritourism Uses in AG-1 Zoning District

Pursuant to ongoing discussions regarding agritourism within Robinson Township and the Township's anticipated updates to the zoning ordinance, the following proposed zoning text amendment language is respectfully submitted for consideration. The intent of the proposed amendment is to provide clarity regarding agritourism-related activities within the AG-1 Zoning District while supporting the preservation of agricultural land and the long-term economic sustainability of agricultural operations. The proposed amendment is intended to maintain compatibility with the rural character and planning goals of Robinson Township. Additionally, this request seeks flexibility regarding parking surface materials appropriate for rural and agricultural properties, including gravel and permeable surface options.

Section 3.7A AGRITOURISM

Agritourism means farm-based activities conducted for educational, entertainment, recreational, cultural, hospitality, or commercial purposes that allow members of the public to experience agricultural operations or rural activities. Agritourism activities may include, but are not limited to, farm-based weddings and private events, seasonal festivals and celebrations, educational activities and workshops, U-pick operations and flower fields, farm tours, photography sessions, outdoor entertainment activities, temporary outdoor gatherings, and other similar activities customarily associated with agricultural operations.

Section 6.3(F) AGRITOURISM USES

Agritourism uses and activities, including associated event spaces, accessory structures, tents, greenhouses, barns, and outdoor gathering areas shall be permitted as an accessory use to a bona fide agricultural operation. Such uses shall remain incidental and subordinate to the principal agricultural use of the property.

Parking areas serving agritourism uses may utilize gravel, crushed stone, grass reinforcement systems, permeable surfaces, or similar rural surface materials deemed appropriate by the Township in order to preserve rural character and reduce impervious surface coverage.

Thank you for your consideration of this request.

Respectfully submitted,

Allison Church
The Evermore Estate

Excerpt of February 12, 2026 Planning Commission Minutes

ROBINSON TOWNSHIP PLANNING COMMISSION
February 12, 2026

The special meeting of the Robinson Township Planning Commission was called to order at 7:00 PM. at the Robinson Township Hall.

Present

Shawn Martinie
Bill Maschewske
Steve Ambrose
Lydia Brown
Kathy Kuck
Michelle Gillespie

Absent

Phil Crum

Also present were contracted Planner Gregory Ransford, and three members of the public. The attendance sheet is attached.

Approval of Agenda

A motion was made by Shawn Martinie and seconded by Kathy Kuck to approve the agenda of the February 12, 2026 meeting as amended to include Non-Commission Member Inquiries and Questions.

The motion carried unanimously with one member absent.

Adopting of Previous Minutes

A motion was made by Kathy Kuck and seconded by Michelle Gillespie to approve as written the minutes of the January 28, 2026 Planning Commission meeting.

The motion carried unanimously with one member absent.

Non-Commission Member Inquiries and Questions

Teri Hodgson of 11131 104th Ave. was present to inquire about what could be done about blight, in particular, demolition derby cars parked on an adjacent parcel to her property. The subject property has a pole barn but stores the vehicles outside.

Chairperson Martinie – Stated this issue was briefly brought to the Planning Commission at the January meeting by the Zoning Administrator, who stated it appeared this was not a violation per the Zoning Ordinance.

Teri Hodgson – Referred the Planning Commission to Sections 3.57 and 4.20 of the Zoning Ordinance which she felt indicated the demolition derby vehicles were considered junk and are in violation per the Zoning Ordinance.

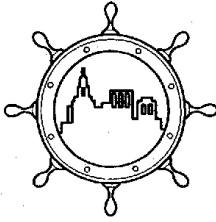
Gregory Ransford – As the acting Zoning Administrator, he made an appointment with Ms. Hodgson. He will also get Supervisor MacMillan involved.

Allison Church of 13982 Lake Michigan Drive noted that she has purchased the A and L Farms property on Lake Michigan Drive, including the migrant housing and storage buildings along with 38 acres. She is interested in using the storage building as a wedding venue as an agri-tourism function while growing 15 acres of blueberries and Christmas trees. The migrant housing (front building) will be used as a farm market. Part of the rear building would be a combination of event center and farm storage

Chairperson Martinie – Explained that wedding venues are at this time proposed as a Special Use in the Agricultural Zoning District and are not approved at this time. The Planning Commission also explained the requirements to qualify for the farm market and tentatively, the wedding venue. Chairman Martinie stated the request seemed to satisfy the tentative requirements; however, the legislation is not yet adopted.

New Business

The purpose of this special meeting was to review changes to the Zoning Ordinance proposed by Gregory Ransford, the Township contracted Planner and Principal from Fresh Coast Planning, following the adoption by Robinson Township of a new Master Land Use Plan. The proposed changes for this meeting are in response to a General Audit of the Zoning Ordinance in addition to open items from previous Planning meetings. The items were reviewed in approximately the order they appear in the Memorandum dated January 22, 2026 by Gregory Ransford (copy attached). The following is a list of the Zoning Ordinance sections reviewed and the consensus of the Planning Commission regarding accepting, revising, or rejecting each proposal. If the change is rejected, the proposed Zoning Ordinance text remains unchanged. **Action Items** are in **Bold** text.



Fresh Coast Planning

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MEMORANDUM

To: Robinson Township Planning Commission
From: Gregory L. Ransford, MPA
Date: June 8, 2026
Re: Allison Church (Evermore) Zoning Text Amendment Application

Attached is an application along with its proposed language from Allison Church of Evermore Estate to amend the Robinson Township Zoning Ordinance (RTZO) to accommodate Agritourism uses. Specifically, the applicant proposes to add a definition of Agritourism to Chapter 3 – Definitions of the RTZO as well as include Agritourism as a special use within the Agricultural Zoning District.

As you will recall, the applicant approached the Planning Commission this past winter about operating a wedding venue on their farm located on Lake Michigan Drive. While the applicant was waiting for the draft rewrite of the RTZO, they are eager to pursue their desired use prior to the expected adoption date of the RTZO and whether or not the draft contains language for Agritourism uses. Consequently, the attached was submitted for your consideration.

Given that the applicant is proposing these revisions to the RTZO and because the Planning Commission was considering the same but have not yet finished that process, after consultation with Chairperson Martinie and with approval from the applicant, the language has been scheduled for your consideration without a public hearing. The intent of doing so was to allow for dialogue with the applicant so she could receive suggestions concerning the language prior to a public hearing being held. In response, the applicant could determine if she would like to draft changes or continue with the text as submitted to be considered at the public hearing.

For your convenience, also attached is the draft (working) language within the RTZO rewrite document regarding the same.

The proposed text amendment has been scheduled for your June 24, 2026, meeting. If you have any questions, please let us know.

GLR
Planner

cc: Adam MacMillan, Supervisor

Attachments