

ROBINSON TOWNSHIP PLANNING COMMISSION
July 22, 2026

The regular meeting of the Robinson Township Planning Commission was called to order at 7:05 PM. at the Robinson Township Hall.

Present

Shawn Martinie
Bill Maschewske
Phil Crum
Kathy Kuck
Lydia Brown
Steve Ambrose

Absent

Michelle Gillespie

Also present were Township Attorney Ron Bultje, Zoning Administrator Luke Petsch, contracted Township Planner Gregory Ransford, and eight members of the public, including Doug Marshall, Miguel Ochoa, Phil Johnson, and Mark Sloothaak. The attendance sheet is attached.

Approval of Agenda

A motion was made by Kathy Kuck and seconded by Lydia Brown to approve the agenda of the July 22, 2026 meeting as written.

The motion carried unanimously with one member absent.

Adopting of Previous Minutes

A motion was made by Shawn Martinie and seconded by Kathy Kuck to approve as written the minutes of the June 24, 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

Class A Earth Change Application from Shoreline Honey Farm

A Class A Earth Change application was received from Shoreline Honey Farm to move 4,770 cubic yards of earth to create a pond. The pond would be used for water for the bees and the excavated earth would be used for fill to construct a barn for housing the bees in the winter.

Nick Groenoef was present as the owner of Shoreline Honey Farm. He stated he has 3000 hives of bees that are moved to service Ottawa and Oceana Counties. He noted his farm is located where the bees will not be a nuisance to anyone. The proposed pond will be used to provide water for the bees and the removed earth will be used for the base on which to construct a pole barn for winter storage of the hives.

Chairperson Martinie – Noted that both he and Bill Maschewske verified the volume of earth to be removed based upon the information included in the Site Plan.

Chairperson Martinie inquired if the parcel will be farmed. The applicant stated the property will stay as it is for now. The building will be climate controlled for the bee storage.

Chairperson Martinie called for questions from the Planning Commission.

Kathy Kuck – How far is the pond from Walters Drain?

Nick Groenhoef – 125 ft.

Bill Maschewske – Noted the applicant had not signed or dated his Earth Change Application.

Zoning Administrator Petsch produced a copy that was signed, dated, and notarized.

Bill Maschewske – Noted that Article IV, Section 1 (e)(4) of the application that stated surface water runoff would drain to the proposed pond, The elevations shown on the Site Plan did not support this.

It was explained that the finished pond would be approximately 625ft. elevation around the perimeter after completion which would permit drainage to the pond.

Kathy Kuck – Would the pond be used for irrigation.

Nick Groenhoef – No.

Chairperson Martinie – Why the shallow 6:1 slope on the pond?

Nick Groenhoef – That is how the engineer made the drawing.

Bill Maschewske – Noted the proposed posting of “Danger – Keep Out” signs did not comply with the Earth Change Ordinance as they were too far apart.

Nick Groenhoef – They will be placed to comply, such as one at each corner.

There were no more comments or questions.

A motion was made by Shawn Martinie and seconded by Kathy Kuck to recommend to the Township Board approval of the Class A Earth Change Permit for Shoreline Honey Farm LLC on parcel no. 70-08-31-300-001 to construct a pond less than 5000 cubic yards for the purpose of watering bees and providing fill for a bee storage barn. The recommendation is based upon the Planning Commission accepting the findings of the Zoning Administrator in his Memorandum dated July 1, 2026 and specifically the factors in Article IV, Section 3 with the following conditions.

1. Compliance with the application and all verbal representations of the applicant recorded in the minutes.
2. Compliance with all Federal, State, County, and Township laws and Ordinances.

A roll call vote was taken.

Phil Crum – Yes

Lydia Brown – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Steve Ambrose – Yes

Kathy Kuck – Yes

The motion carried unanimously with one member absent.

S and M Gravel inquiry regarding the removal of topsoil from a mining site

S and M Gravel had submitted a request to discuss the removal of topsoil from their mining sites. Mark Sloothak, owner, and Phil Johnson of Resource Planning and Design, LLC and representing S and M Gravel, were present to discuss their request.

Chairperson Martinie noted that the Township has never had this request before from a mining site.

Bill Maschewske – Stated Section 4.41(B) of the Zoning Ordinance deals with the removal of topsoil.

Chairperson Martinie – How would this soil removal be done?

Phil Johnson – It would be done on a cell basis with three cells being open at any given time. He did not think to inquire about this issue when they modified the Earth Change applications for both the South Cedar and Clark Farm sites. The excess topsoil results from the amending of the Earth Change Permits by increasing the size of both lakes. Since the lake areas do not need to be reclaimed with topsoil, an excess exists which has created a problem of finding adequate and convenient places to store.

Bill Maschewske – The amount of topsoil remaining on the site should be scaled so that there is always enough topsoil to reclaim the site at any given time should mining cease. Also recommended reclaiming with more than the minimum amount of topsoil as this would be beneficial to the end residential use.

Phil Johnson and Mark Sloothaak – Both agreed to reclaiming with more than the minimum amount of topsoil and maintaining enough topsoil to reclaim at any given time.

Township Attorney Bultje – Noted that Section 4.41 refers to the Earth Change Ordinance which does not actually have a provision for removing topsoil.

Steve Ambrose – How much excess topsoil do you anticipate.

Phil Johnson – More than 100,000 cubic yards.

Township Attorney Bultje – Under Article IX, an applicant could violate the ordinance and the Township Board could hold a public hearing and choose not to enforce the Earth Change Ordinance in this particular case. He sees no other way to accomplish this request. It could be done in a fashion where it does not actually appear as a violation.

Amy Masko – How do you remove the topsoil?

Mark Sloothaak – It would be scraped off the subject area using a bulldozer.

Lydia Brown – How many truck loads would this be?

Phil Johnson – You could do the math to determine the number of loads. Estimate about 2000.

Chairperson Martinie – It would be best if this were done as part of the mining process as it progresses.

Bill Maschewske – What will you do with the topsoil considering its quality.

Mark Sloothaak – Noted that compost facilities will use it to mix with compost.

Lydia Brown – What are the alternatives?

Mark Sloothaak – Stated it is in the way and the only alternative would be to build a mountain or it could all be removed at the end of the mining process.

Kathy Kuck – Does the tipping fee apply to the topsoil?

Mark Sloothaak – Yes.

The recommendation is to get more information from the applicants, specifically the volume of topsoil involved and then have the Township Attorney draft the motion for recommendation to

the Township Board for a vote at a later date. There will need to be a fee for the cost of the public hearing. The most appropriate base fee will need to be selected. The consensus is the process will work.

Old Business

Zoning Text Amendment Application from Allison Church

Review continued from last month of the Zoning Ordinance Text Amendment request from Allison and Ryan Church to permit Agritourism and wedding venues in the A-1 Zoning District.

Chairperson Martinie – At the last meeting, the Planning Commission agreed to have the Township Attorney and Planner Ransford amend the proposed text submitted by the applicants to be more acceptable to the Planning Commission. He noted this is a situation in which the Township will get immediate feedback if an amendment is approved. Inquired if the applicant has a copy of what the Township Attorney and the Planner have prepared.

Allison Church – Yes, they have a copy. Noted the Red Barn in Nunica is booked out two to three years. She feels the yearly renewal could be an issue. She also noted they are struggling financially and need agritourism to supplement their income.

The draft document prepared by the Township Attorney and Planner Ransford was reviewed. A copy of the document with no draft date is included in the attachments.

Bill Maschewske – Has the following comments on the draft text.

1. Section 6.3(F)(B) – Not enough percentage of Agriculture. Following discussion, the consensus was 75% should be in active agriculture.
2. The renewal process is good in that it allows revisions to what is permitted.
3. Section 6.3(F)(J) – Items 1 – 12 above should have limits or guidelines. Application otherwise becomes very subjective.
4. Section 3.7A -- Overnight Accommodations -- Noted the language as written would permit a motel or hotel component that was dedicated to overnight stays for participants at the wedding venue. This does not seem to be agriculturally related at all and should be removed. This item was discussed and the consensus of the Planning Commission agreed to delete “Overnight Accommodations”.

Bill Maschewske – Reviewed a list of requirements found in seminars and Zoning Ordinances from other municipalities provided by the Michigan State University Citizen Planner Program. It was noted that some were duplicates of those already included in the sample draft text.

1. Require subject parcels to be owner/operator occupied.
2. Minimum lot width of 600 ft. with side and rear required setbacks of 150 ft. to 200 ft.

3. Hours of operation.
4. Limit on floor area. Emmet County uses 2400 sq. ft. to limit size of venue.
5. Screening from adjacent uses, particularly residences.
6. Serving and preparation of food on site. Possibly prohibit food preparation on site.
7. No parking in setback or buffer areas.
8. No specific signage for Agritourism or wedding venue. Use already permitted farm signage only.
9. All amplified sound systems must be indoors.
10. Limit number of events, especially if outdoor amplified sound system.
11. Limit number of patrons. Groups larger than 50 may need a permit.
12. The required Site Plan must show any outdoor speaker location and direction.
13. Limit a percentage of the parcel area to Agritourism.
14. Limit types of events.
15. Identify any attractive nuisances on the Site Plan.

Chairperson Martinie – How many wedding events do you plan to hold?

Allison Church – Provided a long explanation of why they needed the wedding venue to make their farm purchase work. They are planning on at least four weddings per month with the building used as a greenhouse in the winter.

Chairperson Martinie – Would a limit of 100 people for the wedding venue work for you?

Allison Church – Yes.

Ryan Church – They are planning to keep prices high enough to help keep out undesirables. They want to be compatible with the community.

The timeframe for possible adoption of the Zoning Text Amendment addressing Agritourism was discussed. It was noted that if the wording could be agreed upon at the Planning Commission level, it would take three months from that date to become effective.

Chairperson Martinie – Expressed concern where the idea of adopting Agritourism was going. He polled the Planning Commission members.

Bill Maschewske – Not certain. The limits need to be more defined first.

Lydia Brown – She is aware of problems with other wedding venues in Agricultural Districts in other communities.

Phil Crum – Would like to help the applicants but whatever is approved needs to apply to all of the A-1 Zoning District.

Steve Ambrose – He is willing to try to make it work and recognizes there needs to be limitations.

Bill Maschewske – Wants to delete “overnight accommodations” from the proposed draft text.
The consensus of the Planning Commission agreed.

Ryan and Allison Church – Stated they have no plans for overnight accommodations.

Lydia Brown – What about food trucks?

Allison Church – They may want to use them.

Chairperson Martinie – Inquired of the applicants how much land they currently have in agriculture.

Allison Church – Almost 9 acres.

Chairperson Martinie – Inquired of the applicants if they could do what they want, how much of their property would be in active agriculture?

Allison Church – 40% agritourism and 60% agriculture.

Following a discussion among the Planning Commission members, the Commission agreed upon limits of a minimum of 75% of the property must be farmed and in active agriculture.

Chairperson Martinie – Reviewed the list of possible conditions presented earlier by Bill Maschewske and prepared the following list for inclusion in the next draft Zoning Text for review.

1. Limit the size of the building (2400 square feet used by Emmet County and others).
2. Owner/operator must reside on the property.
3. Minimum lot width of 600 ft. with 150 – 200 ft. setbacks. Maybe screening instead?
Too much? Maybe apply only adjacent to residential uses?
4. Hours of operation.
5. Screening. Refer to/verify screening.
6. Food service. (None prepared on site,)
7. No parking in setback areas.
8. Signage farm only (Not event center).
9. Limit number of events (especially with amplified sound).
10. Limit number of patrons. (>50 ... permit).
11. Site Plan should identify sound/speakers/direction/etc.
12. No food prep on site.
13. No overnight accommodations.
14. Applicant will accept < 100-person limit.
15. Percentage of farmed area should be 75% minimum.

A motion was made by Lydia Brown and seconded by Kathy Kuck to table the Agritourism issue pending a revised draft.

The motion carried unanimously with one member absent.

Pay Bills

A motion was made by Shawn Martinie and seconded by Bill Maschewske to pay salaries for the July 22, 2026 Planning Commission meeting (6 members present, 1 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 Steve Ambrose and seconded by Kathy Kuck to adjourn the Planning Commission meeting at 9:35 PM.
The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachments:

- Attendance Sheet for the July 22, 2026 Planning Commission Meeting
- Memorandum from Zoning Administrator Gregory Ransford dated July 1, 2026 regarding Class A Earth Change Permit, Shoreline Honey Farm LLC
- Written inquiry from Resource Planning and Design regarding S and M Gravel Clark Farm and South Cedar Sites Class B Earth Change
- Draft Zoning Text in response to Zoning Text Amendment request from Allison Church (no draft date).



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

PRINT NAME

SIGNATURE

Nick Groenhof

[Signature]

Dan Lubbers

[Signature]

Phil Johnson

[Signature]

Mark Sloatmark

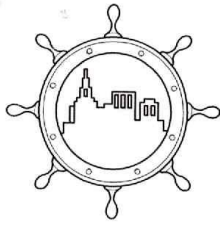
[Signature]

Miguel Oliver

[Signature]

Corey Worschell

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MEMORANDUM

To: Robinson Township Planning Commission
From: Luke Petsch
Date: July 1, 2026
Re: Class A Earth Change Permit, Shoreline Honey Farm LLC

The Township has received an application from Shoreline Honey Farm LLC for a Class A Earth Change permit to excavate a pond. The property is 37.09 acres located at parcel #70-08-31-300-001, 9948 144th Avenue and is currently vacant. The property is located on the East side of 144th Avenue, South of Luce Street. The property is zoned A-1 Agricultural (A-1).

The application has been found to be complete and with no ordinance deficiencies of note.

Background

The Applicant proposes the excavation of a private pond on the above-described parcel for agricultural and land improvement purposes on the North side of the property, just East of center of the property. Construction will require removing approximately 4,770 cubic yards of material to create a pond with a maximum 10-foot depth. An aerial of the property is shown below outlined in yellow:



Robinson Township Earth Change Ordinance

Per Article V Section 1(b), *Processing of Applications for Class A Permits* of the Robinson Township Earth Change Ordinance (RTECO), the Planning Commission shall review and make a recommendation regarding the application to the Robinson Township Board. The Planning Commission may, at their discretion, schedule a public hearing. As you know, the Planning Commission's decision shall be in accordance with the terms, provisions, and requirements of the RTECO pertaining to Class A permits. Given this, further below we provide relevant provisions from the RTECO and provide our responses in italics to assist with your review.

Per Article V Section 3, *Factors in Considering Applications for Permits*, the Planning Commission shall take into consideration, by way of illustration and not of limitation, the following factors:

- The zoning of the proposed site.
 - *Parcel is zoned A-1 Agricultural*
- Its proposed reclamation in a manner consistent with the Robinson Township Land Use plan.

- *The applicant has identified reclamation measures and notes that excavated topsoil will be stored and used in site reclamation to establish a stable and uniform surface. After final grading of the pond to a 3:1 horizontal to vertical ratio, disturbed areas will be seeded with appropriate grass or native vegetation to stabilize the soil and prevent erosion. Reclamation will occur progressively as excavation advances where practical, and all final areas will be stabilized promptly upon completion of earth change activities.*
- The character of the person in respect to the person's honesty, integrity and financial responsibility.
 - *The applicant has completed their application, paid associated fees, and come before you tonight to advocate for their application. Applicant notes that Gruppen Excavating, who will be performing the excavation, has worked with over 100 ponds in Ottawa County.*
- The person's ability to comply with this Ordinance and the probable terms and conditions of a permit, if issued.
 - *Applicant has identified a project timeline start day within 30 days of approval and project completions within 6 months of commencement.*
- The size, nature, and character of the proposed Earth Change activity.
 - *Applicant intends to excavate 4,770 cubic yards of sandy loam with clay subsoil typical of Ottawa County. No material will be removed from the property unless otherwise approved. All topsoil will remain on-site in accordance with the RTECO. The purpose of this excavation is to create a private pond for agricultural purposes, namely the watering of honeybees on the property to comply with the State of Michigan Generally Accepted Agricultural Management Practices and use of fill dirt for a future barn foundation.*
- The scope and duration of the proposed Earth Change activity.
 - *Applicant proposes a timeline of 6 months from commencement to completion.*
- The proximity and effect of the proposed earth change activity with respect to adjoining properties and the surrounding neighborhood.
 - *Applicant proposes a 70-foot setback from the North property line and right of way. The rear and side setbacks appear to exceed several hundred feet on the site plan. Additionally, the applicant proposes to limit work to 7am to 6pm, has committed to maintaining equipment in good operating condition and committed to cleaning roadways if soil is deposited. Additionally, when referencing the aerial photo above, the surrounding uses appear to be agricultural with significant distance to the nearest dwellings.*
- The relative need or necessity of the proposed Earth Change activity in relation to other possible uses of the property.
 - *Bees require access to water for survival and to cool their hives. While a pond is not a requirement of the Township, County, or State for the operation of a honey farm, access to water is critical to the health and success of bee colonies.*
- The impact of the proposed Earth Change activity on the environment.
 - *In addition to the 4,770 cubic yards of moved earth, the applicant identifies a landscaping and stabilization plan, a drainage plan, and offers groundwater information as outlined below.*
 - *Landscaping and Stabilization Plan*
 - *Final slopes at 3:1 horizontal to vertical or flatter.*
 - *Topsoil redistributed over disturbed areas.*
 - *Native grass seeding on all exposed soils.*
 - *Erosion Control Measures.*
 - *Permanent vegetative stabilization upon completion*
 - *Drainage Plan*
 - *Pond designed to collect natural surface runoff.*
 - *No diversion of neighboring drainage.*
 - *No negative impact to adjacent properties.*
 - *Groundwater Information*
 - *Pond excavation will intersect seasonal groundwater table the effect on the water table will be minimal since this pond is being dug for the purpose of fill for the barn and to provide water to the honeybees on the property.*

- All pertinent things concerning the health, safety and general welfare.
 - *Applicant states that they will:*
 - *Maintain a 70-foot setback from property lines and right-of-way.*
 - *Maintain 3:1 final slope extending 5 feet below waterline.*
 - *"Keep Out – Danger" signs posted if required.*
 - *Temporary fencing installed if deemed necessary.*
 - *No barbed wire fencing used.*
- The preservation of natural and environmental resources and the prevention of nuisances and hazards.
 - *Applicant notes a landscaping and stabilization plan with slopes at 3:1 horizontal to vertical or flatter slopes, topsoil redistribution over disturbed areas, native grass seeding on all exposed soils, silt fencing (if required), and permanent vegetative stabilization upon completion.*
- Shall exercise a reasonable and sound discretion on the premises.
 - *Applicant notes that all operations will be conducted in a manner that prevents erosion, protects adjacent properties and roadways, maintains required setbacks, and complies with all applicable township, county, state, and federal regulations. Measures will be taken to control dust with water and a pump that the landowner will haul over on his trucks. Truck route ordinances will be followed. Debris will be prevented on public roads by making sure that excavator understands to keep any trucks leaving the site to be clean of loose debris. Safe site conditions will be in place throughout the duration of the project. Also, if conditions are too dry that excess dust is caused, operations will be stopped until conditions improve or dust mitigation can be put in place.*

Article V, Section 3 (b)

Pursuant to Article V, Section 3(b), no permit shall be granted if it appears from the investigation thereof that the project would remove the lateral and sublateral support of the adjacent land or result in a dangerous topographic condition, or result in seepage or slides or create an attractive nuisance dangerous to public safety, or that it otherwise would in any manner endanger the public health or safety and prevent the preservation of natural resources, or be detrimental to the general public welfare.

The applicant has proposed a location with minimal elevation change of plus or minus four feet on the edges of the proposed excavation. Additionally, the applicant has committed to minimum slope requirements to help ensure the stability of the project while it is ongoing. Finally, reclamation processes have been put in place for stability as the project proceeds, and additional measures after excavation is complete.

Article VII General Terms, Conditions and Limitations Applying to Earth Change Permits, lists the general conditions in granting such a permit. Of note, we would like to point out Section 1(c) and 1(m). Our comments to each are in italics:

- (m) If, in the opinion of the Township Board, any such project will present a dangerous condition if left open, such project shall be enclosed by a chain link or wire mesh fence completely surrounding the portion of the site where the project extends, said fence to be not less than five (5) feet in height complete with gates, which gates shall be kept locked when operations are not being carried on. Barbed wire shall not be used.

Applicant has proposed several public safety measures including maintaining a seventy-foot setback from property lines and right of way, noting "Keep Out" signage locations on the site plan, and maintaining a 3:1 final slope extending 5 feet below waterline. The Planning Commission must decide if these safety measures are sufficient or if they will require additional "Keep Out-Danger" signage or fencing at the site.

- (n) No permit shall be issued unless the Township Board finds:

(i) that the restored elevation, upon completion of the project, will be compatible with the surrounding areas and suitable for subsequent development for uses compatible with the district; and

The applicant has identified measures for the restoration of the banks to make suitable for their agricultural purposes of keeping a honey farm and will support this primary use of the land. Applicant notes a 3:1 horizontal to vertical slope extending 5 feet below the waterline, redistributing topsoil and seeding with native grass, offers silt fencing if required, and commits to permanent vegetative stabilization upon completion. The intended use of the lot is agricultural, as a honey farm. As you will note on the site plan, all surrounding parcels appear to be in agricultural use which indicates the intended use of the parcel is compatible with surrounding uses.

(ii) that the reclamation plan submitted under Section 1(g) has been approved by the Township Board; and

As you know, Board approval will come from the recommendation of the Planning Commission. The applicant has identified the following measures in response to Section 1(g). All topsoil will be stripped and stockpiled on-site prior to excavation. Subsoil and overburden materials will also be stockpiled in designated areas for later use in site reclamation. Upon completion of excavation activities, the stockpiled materials will be redistributed across disturbed areas to establish a stable and uniform surface. It will look the same as is. Since it is all sand currently, there is no vegetation there now and will be in the same condition or better. Final grading will maintain slopes not exceeding a 3:1 horizontal to vertical ratio. Disturbed areas will be seeded with appropriate grass or native vegetation to stabilize the soil and prevent erosion. Reclamation will occur progressively as excavation advances where practical, and all final areas will be stabilized promptly upon completion of earth change activities.

(iii) that adequate safeguards are provided to ensure compliance with subsections (a) through (m) above and to protect adjacent property from blowing or otherwise eroding ground; and

Applicant has stated that all operations will be conducted in a manner that prevents erosion, protects adjacent properties and roadways, maintains required setbacks, and complies with all applicable township, county, state, and federal regulations.

Further, applicant identifies that all hauling will remain on site, trucks will follow truck route ordinances, trucks will be cleaned of loose debris before leaving the site, a water and pump will be used to control dust, and if conditions are too dry that excess dust is caused, operations will be stopped until conditions improve or dust mitigation can be put in place.

(iv) that the property in question will be restored as provided in subsections (a), (j) and (k) above and that it will be stabilized and maintained by appropriate plantings indigenous to the area in its natural and undisturbed state.

Applicant has identified that upon completion of excavation activities; the stockpiled materials will be redistributed across disturbed areas to establish a stable and uniform surface. It will look the same as is. Since it is all sand currently, there is no vegetation there now and will be in the same condition or better. Final grading will maintain slopes not exceeding a 3:1 horizontal to vertical ratio. Disturbed areas will be seeded with appropriate grass or native vegetation to stabilize the soil and prevent erosion. Reclamation will occur progressively as excavation advances where practical, and all final areas will be stabilized promptly upon completion of earth change activities.

Article VI, Section 1 (d)

As you know, the RTECO allows for the Township to place special terms, conditions, and limitations on an application for an Earth Change Permit. In particular, Article VI, Section 1(d) provides for the following. Our comments in response are provided in italics.

(d) All Earth Change permits shall also be subject to such special terms, conditions and limitations as may be prescribed by the Township Board and contained in such permit. In specifying any such special terms,

conditions and limitations in any such permit, the Township Board may set forth such special terms, conditions and limitations in the permit itself and/or may incorporate such special terms, conditions and limitations therein by reference to any other written, identifiable and available document or documents; and any special terms, conditions and limitations so incorporated by reference shall be deemed a part of the permit to the same extent as if such incorporated terms and provisions were fully set forth in the permit.

The Planning Commission may place terms, conditions, and/or limitations on any Earth Change permit. These terms, conditions, and/or limitations become part of the permit, if granted to proceed. In the previous section of our memorandum, Article VII General Terms, Conditions and Limitations Applying to Earth Change Permits we have highlighted bullets where the Planning Commission may wish to consider placing conditions on the permit.

Recommendation

We believe a recommendation of approval of the Class A Earth Change permit is appropriate.

The application is scheduled for your review at your meeting on July 22, 2026, at 7:00 p.m. The applicant is expected to be in attendance. If you have any questions, please be in touch.

LP
Planner

CC: Adam MacMillan, Supervisor

Resource Planning & Design, LLC

Environmental Planners & Consultants

16013 Lake Ave, Grand Haven, MI 49417

Phone (616) 638-5735

June 25, 2026

Greg Ransford
Robinson Twp. Zoning Administrator
12010 – 120th Avenue
Grand Haven, MI 49417

Re: S&M Gravel, Inc., Clark Farm and South Cedar Sites, Class B EC Permits, Robinson Township, Ottawa County, MI

Hi Greg,

I'm following up on our recent discussion regarding excess top soil being generated at the S&M Gravel mine sites referenced above and the need to remove the excess not needed for final reclamation from the sites. Both sites are approved under the Robinson Township Earth Change (EC) Ordinance and have active Class B Earth Change Permits. Under Article VII, Section 1(g) of the EC Ordinance all top soil is required to remain on site to be used for final site reclamation.

In recent years the Class B EC permits for both sites have been modified and approved by the Twp. to include expanded lake creation activities (see attached site plans). As a result a majority of both mine sites will be open water and no longer require top soil for those areas that will become lakes. Lake creation at the Clark Farm site was been expanded from 12.5 acres to 289 acres, and lake creation at the South Cedar site was expanded from 38 acres to 134 acres. As a result remaining upland acreage requiring top soil for the Clark Farm site has been reduced from ~332 acres (mine area) to ~43 acres and from ~150 acres (mine area) to ~16 acres at Sth Cedar.

As part of site reclamation, the Class B EC Permit requires at least four inches of topsoil be returned to the extraction area of the property before the area is seeded. S&M Gravel will continue to return at least four inches of topsoil to remaining non-lake, upland areas before seeding and respectfully request authorization from the Township to remove excess top soil from the sites.

Would you please place this request on the next Planning Commission agenda for discussion. If you need any additional information please let me know. Thanks Greg.

Sincerely,
Resource Planning & Design, LLC



Philip M. Johnson, Agent for
S&M Gravel, Inc.

Cc: S&M Gravel, Inc.

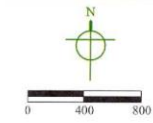


PHOTO SUPPLIED BY
OTTAWA COUNTY GIS
DATE OF PHOTOGRAPHY:
APRIL 2024

SCALE: 1" = 800'
DATE: JANUARY 2026
DRAWN BY: DSP
FILE: SitePlan_2018.dwg

SITE PLAN
CLARK FARM SITE
T1N, R15W, SECTIONS 14 & 15
ROBINSON TOWNSHIP, OTTAWA COUNTY, MICHIGAN

Resource Planning & Design, LLC
Environmental Planners & Consultants
Grand Haven, Michigan

NOTE:
MINING AREAS WERE LOCATED USING A GLOBAL POSITIONING
SYSTEM (GPS) AND INTEGRATED INTO A COMPUTER ASSISTED
DESIGN (CAD) FILE OF THE SUBJECT PROPERTY.

TOTAL ACREAGE OF SITE IS 510+/- ACRES.
TOTAL CELL ACREAGE IS 332+/- ACRES.
NOTE: LINES, DIMENSIONS AND AREA ARE BASED ON
INFORMATION PROVIDED BY OTTAWA COUNTY GIS DEPARTMENT.



NOTE:
TOTAL AREA OF SITE IS 277± ACRES.
LINES, DIMENSIONS AND AREA ARE
BASED ON TAX ROLL INFORMATION.
NO FIELD VERIFICATION OF BOUNDARY
HAS BEEN PERFORMED.

Resource Planning & Design, LLC
Environmental Planners & Consultants
Grand Haven, Michigan

SITE PLAN - S&M GRAVEL
SOUTH CEDAR SITE
T8N, R15W, SECTION 13
ROBINSON TOWNSHIP
OTTAWA COUNTY, MICHIGAN

SCALE: 1" = 800'
DATE: FEBRUARY 2025
DRAWN BY: DNP
FILE: scedar_permit_14

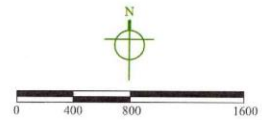


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DATE OF PHOTOGRAPHY: APRIL, 2024

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, direct sales, U-pick operations (including fruits, vegetables, Christmas trees) and flower fields, farm tours, photography sessions, outdoor entertainment activities, tours, tastings, fishing, hunting, animal petting farm, temporary outdoor gatherings, and other similar activities customarily associated with or promoting agricultural operations, including overnight accommodations associated with any of the above activities.

Section 6.3(F) AGRITOURISM USES

Agritourism ~~uses and activities~~, including associated event spaces, accessory structures, portable restrooms, tents, greenhouses, barns, bonfire areas, and other outdoor gathering areas, shall be permitted as an accessory use to a bona fide permitted agricultural operation. Such uses shall remain incidental and subordinate to the principal agricultural use of the property and shall be conducted in accordance with the following.

- (A) Parking areas ~~serving agritourism uses~~ may utilize a dustless surface including gravel, crushed stone, grass reinforcement ~~system~~system, permeable ~~surfaces~~surface, or similar rural surface materials deemed appropriate by the Township in order to preserve rural character and reduce impervious surface coverage.
- (B) Not less than fifty-one (51) percent of the lot area shall be used for active agricultural production.
- (C) Any building, parking structure, equipment, dumpster, gathering area, temporary erection, or other area used for agritourism use shall be no less than one hundred (100) feet from all lot lines.
- (D) All outdoor lighting shall comply with Section 4.34 of this Ordinance.
- (E) Waste disposal shall comply with Section 4.35 of this Ordinance.
- (F) No signage shall be permitted for agritourism. Only farm signage may be permitted.
- (G) No amplified sound shall occur outside of an enclosed building and any amplified sound shall be contained to the interior of an enclosed building. In any event, noise from agritourism may not exceed sixty-five (65) decibels at any lot line.
- (H) No agritourism use shall be conducted on a lot with less than twenty-five (25) acres in lot area.
- (I) An agritourism special use is subject to an annual review by the Planning Commission. Before that review, the special use holder shall provide an annual report to the Planning Commission containing the following information:
 - (1) The total number of agritourism events held during the previous calendar year on the lot;
 - (2) The total number of attendees at agritourism events on the lot during the previous calendar year;
 - (3) The total number of agritourism events planned to be held on the lot during the following calendar year;

- (4) The total number of acres in active agricultural production on the lot at the current time, including crops and animals;
- (5) The lot's total area; and
- (6) Details regarding any complaints received by the Township or law enforcement regarding agricultural events on the lot during the preceding calendar year.

The annual report shall be provided no later than January 31st of each year, for the preceding calendar year. If the Planning Commission is not willing to allow the special use to remain in effect on the basis of the annual report, the special use holder must either cease agritourism operations by the June 1 following the year for which the annual report was submitted or else apply for a renewed special use permit, following the procedure in Chapter 32 of this Ordinance.

(J) When considering a special use application for an agritourism use, the Township Board shall process the application in accord with Chapter 32 of this Ordinance, and shall consider the following additional factors:

- (1) The hours of operation, which shall end by or before 11:00 p.m., with all music or amplified sound ending by or before 10:00 p.m.;
- (2) The floor area for the special use;
- (3) The area, height, bulk, and location of any building[s] to be used for the special use and their relationship to neighboring properties and land uses;
- (4) The outdoor storage, display, and screening of goods, inventory, and equipment;
- (5) Motor vehicle and/or pedestrian traffic and its circulation on and off site;
- (6) The amount of off-street parking provided;
- (7) The number of associates, employees, contractors, and assistants involved with the proposed special use; .
- (8) Water usage and the adequacy of the water supply;
- (9) Solid and human waste generation and the proposed means and adequacy of treatment, storage, and disposal;
- (10) The number of agritourism events proposed per year;
- (11) The maximum capacity of each building (the capacity of any building shall refer to individuals inside the structure at any given time; the capacity of the building shall not include individuals outside of the structure); and
- (12) Screening and/or buffering for the benefit of adjoining properties.