ROBINSON TOWNSHIP PLANNING COMMISSION
October 8, 2026

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

Present	Absent
Shawn Martinie	Kathy Kuck
Bill Maschewske	Steve Ambrose
Phil Crum	Lydia Brown
Michelle Gillespie	

Also, present were Zoning Administrator Luke Petsch and Contracted Planner Gregory Ransford. There were no members of the public present. The attendance sheet is not attached as it contained no signatures.

Approval of Agenda

A motion was made by Michelle Gillespie and seconded by Shawn Martinie to approve the agenda of the October 8, 2026 meeting as written.
The motion carried unanimously with three members absent.

Adopting of Previous Minutes

A motion was made by Shawn Martinie and seconded by Michelle Gillespie to approve as written the minutes of the September 22, 2026 Planning Commission meeting.
The motion carried unanimously with three members absent.

Non-Commission Member Inquiries and Questions -- None

Reports and Communications -- None

Announcements -- None

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 direction from previous Planning meetings. The items were reviewed in approximately the order they appear in the Memorandum dated September 23, 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 Zoning Ordinance text remains unchanged. **Action Items** are in **Bold** text. Also included are proposed changes to the Master Land Use Plan adopted in 2024.

Previous Direction

1. Double check the sub-area dimensions from the Robinson Township Zoning Ordinance to the Zoning Map – Planner Ransford states he has done this and there are no changes required.

2. Section 4.55 – The updated diagrams with extended MDOT distances were accepted but the existing diagram and dimensions should not be deleted as they are applicable to the Lincoln Street Overlay District (LSOD) where Michigan State highways are not involved.

3. Add section references to appropriate chapters to assist readers with identifying requirements of the Robinson Township Zoning Ordinance that may be applicable.

Sections 6.5, 7.4, 8.5, 9.5, 10.6, 11.6, 11A.6, 12.8, 13.8, 14.9, 15.10, 17.6, and 18.9 – Accepted.
Section 16.5 – **Delete reference to Section 4.56.**

4. Section 6.3(B) – Accepted.

5. Section 5.2 – Undelete the word "be".

6. Section 18.2(C) – Accepted.

7. Figure B – Accepted.

8. Figure D 1 – Acceptable.

9. Similar uses language – The Township Attorney recommends no changes to this proposed text. Accepted.

10. Issues regarding utility requirements for the MDR District in the Master Land Use Plan (MLUP) and for Mining District properties rezoned to R-1 District. – A lengthy discussion followed regarding how to deal with these issues.

In the case of M-1 to R-1, the basic wording was already included in the MLUP, however, it was agreed that the consideration of utility exception for mining activities concluding and rezoning to an end use of R-1 should only apply to mining activities started before a specific date and not apply to those started after that date. In the case of MDR District classifications in the adopted MLUP, the MLUP was published without including a late revision made by the Planning Commission which deleted the requirement for public sanitary sewer.

The proposed revisions noted below to both the MLUP and the draft Zoning Ordinance text were accepted as resolutions to these issues.

A. Section 10.5 of the draft Zoning Ordinance – Delete "and sanitary sewer."

B. Master Land Use Plan, Chapter 3, MDR, Recommendations, Bullet 9, page 12 – Delete "and public sanitary sewer".

C. Master Land Use Plan, Chapter 3, MDR, Recommendations, Bullet 9, pages 12 and 13 – Delete the last sentence starting with "Exceptions …" and replace with "Exceptions shall be considered for both M-1 property with a residential end use prior to June 13, 2024 or a residential development approved prior to June 13, 2024."

D. Master Land Use Plan, Chapter 3, MDR, Strategies, Bullet 5, Page 13 – Delete "and public sanitary sewer". Also, delete the last sentence starting with "Exceptions .." and replace with "Exceptions shall be considered for both M-1 property with a residential end use prior to June 13, 2024 or a residential development approved prior to June 13, 2024."

E. Master Land Use Plan, Chapter 3, MDR, Strategies, Bullet 6, Page 13 – Delete "and public sanitary sewer".

F. Section 10.5 of the draft Zoning Ordinance – Add the following as the last sentence of this Section -- "Exceptions shall be considered for both M-1 property with a residential end use prior to June 13, 2024 or a residential development approved prior to June 13, 2024."

Old Business -- None

Pay Bills

A motion was made by Michelle Gillespie and seconded by Shawn Martinie to pay salaries for the October 8, 2026 Planning Commission meeting (four members present, three members absent).
The motion carried unanimously with three members absent.

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

Adjournment

A motion was made by Phil Crum and seconded by Michelle Gillespie to adjourn the Planning Commission meeting at 8:30 PM.
The motion carried unanimously with three members absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachment:
Memorandum from Contracted Planner Gregory Ransford dated September 23, 2026 regarding Zoning Ordinance Rewrite – Final Revisions

Fresh Coast Planning
Grand Haven, MI 49417
www.freshcoastplanning.com

MEMORANDUM

To: Robinson Township Planning Commission
From: Gregory L. Ransford, MPA
Date: September 23, 2026
Re: Zoning Ordinance Rewrite – Final Revisions

Pursuant to your continued direction from your September 10, 2026, meeting regarding the Robinson Township Zoning Ordinance (RTZO) Rewrite project, below are the revisions we conducted in the attached draft.

Previous Direction

As you will recall, you directed us to perform the following:

- Double check the subarea dimensions from the RTZO chapters to the Zoning Map
- Section 4.55 – Update pursuant to the dimensions provided by the Michigan Department of Transportation *(See page identifier Chapter 4 – Page 70)*
- Add Section references to appropriate chapters to assist readers with identifying requirements of the RTZO that may be applicable.
    - To accomplish this direction, we added the following sections with the section title of "Other Applicable Section Provisions" throughout the RTZO
    - Section 6.5 *(See page identifier Chapter 6 – Page 2 and 3)*
    - Section 7.4 *(See page identifier Chapter 7 – Page 2)*
    - Section 8.5 *(See page identifier Chapter 8 – Page 4)*
    - Section 9.5 *(See page identifier Chapter 9 – Page 4)*
    - Section 10.6 *(See page identifier Chapter 10 – Page 5)*
    - Section 11.6 *(See page identifier Chapter 11 – Page 4)*
    - Section 11A.6 *(See page identifier Chapter 11A – Page 7)*
    - Section 12.8 *(See page identifier Chapter 12 – Page 4 and 5)*
    - Section 13.8 *(See page identifier Chapter 13 – Page 7)*
    - Section 14.9 *(See page identifier Chapter 14 – Page 5)*
    - Section 15.10 *(See page identifier Chapter 15 – Page 9 and 10)*
    - Section 16.5 *(See page identifier Chapter 16 – Page 1 and 2)*
    - Section 17.6 *(See page identifier Chapter 17 – Page 7)*
    - Section 18.9 *(See page identifier Chapter 18 – Page 8)*
- Section 6.3(B) – Delete "with restrictions for public traffic" *(See page identifier Chapter 6 – Page 2)*
- Section 5.2 – Revise to "The official Robinson Township Zoning Map shall be available and on display at the Township office" *(See page identifier Chapter 5 – Page 2)*
- Section 18.2(C) – Revise title to "Industrial Sub-District" *(See page identifier Chapter 18 – Page 3)*
- Figure B – Point the "less than 135 degrees" to the additional lot with the arch *(See attached Figure)*
- Figure D1 – Eliminate and subsequently renumber remaining Figure Ds (2 and 3 to 1 and 2), update the Table of Contents accordingly *(See attached Figures)*

We believe the attached accomplishes your direction.

In addition to the aforementioned, you asked us to inquire with the Township Legal Counsel regarding language currently within the RTZO and the draft RTZO which includes, "Other uses as determined by the Planning Commission which are similar to the above special uses and consistent with Section ### of this Chapter" with specific regard to a court case identified by legal counsel with work with at another community. As of the date of this memorandum, we have not received a response from the Township Legal Counsel. Once we receive his comments we will provide them to you.

Lastly, as you know Commissioner Maschewske provided us with historic information regarding Section 10.5 of the RTZO and the Medium Density Residential Classification of the Robinson Township Master Plan related to the requirement for public utilities. We have asked Commissioner Maschewske to raise this matter again for discussion at your upcoming meeting so we can revise the text accordingly.

Upcoming Meeting

The proposed set of Zoning Ordinance Rewrite recommendations has been scheduled for your October 8, 2026, meeting. If you have any questions, please let me know.

GLR
Planner

Attachments