

ROBINSON TOWNSHIP PLANNING COMMISSION
May 24, 2016

The regular meeting of the Robinson Township Planning Commission was called to order at 7:30 PM at the Robinson Township Fire Department.

Present	Absent
Shawn Martinie	Bill Maschewske
Rich Sibley	George Schippers
Travis Vugteveen	
Steve Young	
Tom TenBroeke	

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Jeff and Bonnie Berry, Jim Rockel and Mike VanerKooi. The Sign- In Sheet is attached.

A motion was made by Tom TenBroeke and seconded by Steve Young to approve the Planning Commission minutes from the April 26, 2016 meeting as written. The motion carried unanimously.

Non-Commission Member Inquiries -- None

Reports and Communications

Travis Vugteveen reported the following from the Township Board.

1. Approved West Michigan Office Interiors for Town Hall improvements
2. Approved to increase Treasurer pay
3. In process of getting estimates from engineering firms for repaving Buchanan Street from 120th to 136th
4. Approved wastewater allocation agreement
5. Approved park funds to add fence protectors

Announcements -- None

Old Business

1. Merle Boes has submitted no documents or information at this time so this remains tabled
2. A contract from Lakeshore Environmental to review proposal from MDOT has been received and in process for approval.

New Business

Mike VanderKooi made a brief presentation regarding his Class A Earth Change Application to remove a hill between his and a family members property on parcels 70-08-26-300-007 and 70-08-26-30-008.

Chairperson Martinie – The plan states that Ottawa County Road Commission has approved for a 24 foot driveway not what plans show.

Steve Young – The 2000 cubic yard calculation is questionable but appears to be below the 5000 cubic yard max threshold.

Travis Vugteveen – Stated concern on the fact the earth change is on two adjoining properties. Attorney Bultje advised that since this is a joint application from both property owners it is not an issue.

The application was reviewed compared to the factors in Article V, Section III, of the Earth Change Ordinance.

1. The zoning of the proposed site is Agricultural.
2. The Planning Commission has no reason to question the applicant's honesty, integrity, and financial responsibility.
3. The Planning Commission has no reason to question the applicant's ability to comply with the Earth Change Ordinance and the probable terms if a permit is issued.
4. The size, nature, and character of the proposed Earth Change activity are consistent with a Class A application.
5. The scope and duration of the proposed Earth Change activity are consistent with a Class A application. Earth Change will be complete this year.
6. The proposed Earth Change is expected to have no impact on the neighborhood.
7. The proposed Earth Change is not expected to impact the health, safety, or general welfare. No hazards are expected.
8. It is believed that reasonable and sound discretion will be exercised on the premises.

A motion was made by Travis Vugteveen and seconded by Tom TenBroeke to recommend to the Township Board approval of the Mike and Dennis VanderKooi Class

A Earth Change application based upon evaluation of the above factors from Article V, Section 3, (a) of the Earth Change Ordinance and with the following conditions.

1. Compliance with the joint application.
2. Compliance with Federal, State, County, Robinson Township ordinances, also specific compliance with Robinson Township Earth Change ordinance.
3. Compliance with verbal representations made and recorded in the minutes of the Robinson Township Planning Commission meeting held on May 24, 2016.

A Roll call vote was taken.

Steve Young – Yes

Tom TenBroeke – Yes

Shawn Martinie – Yes

Rich Sibley – Yes

Travis Vugteveen – Yes

The motion carried unanimously by the five members present. Two members were absent.

Jeff and Connie Berry made a brief presentation regarding their Class A Earth Change Application to excavate a pond on parcel no. 70-08-19-300-014. Soil removal is estimated to be 2200 cubic yards. The soil removed from the pond would be used for fill for home construction on the site. There is newly built pole barn on the site.

Chairperson Martinie – Confusion on where the property is.

Steve Young – No cubic yard calculation included but calculated to approx. 2200 cubic yards.

The application was reviewed compared to the factors in Article V, Section III, (a) of the Earth Change Ordinance.

1. The zoning of the proposed site is A1 (Agricultural).
2. The Planning Commission has no reason to question the applicant's honesty, integrity, and financial responsibility.
3. The Planning Commission has no reason to question the applicant's ability to comply with the Earth Change Ordinance and the probable terms if a permit is issued.
4. The size, nature, and character of the proposed Earth Change activity are consistent with a Class A application.
5. The scope and duration of the proposed Earth Change activity are consistent with a Class A application. Earth Change will be complete this year.
6. The proposed Earth Change is expected to have no impact on the neighborhood.
7. The proposed Earth Change is not expected to impact the health, safety, or general welfare. No hazards are expected.
8. It is believed that reasonable and sound discretion will be exercised on the premises.

A motion was made by Tom TenBroeke and seconded by Richard Sibley Jr. to recommend to the Township Board approval of the Jeff and Connie Berry Class A Earth Change application based upon evaluation of the above factors from Article V, Section III, of the Earth Change Ordinance and with the following conditions.

1. Compliance of the application.
2. Compliance with Federal, State, County, and Robinson Township ordinances also specific compliance with Robinson Township Earth Change ordinance.
3. Compliance with verbal representations made at the Robinson Township Planning Commission meeting held on May 24, 2016.

A Roll call vote was taken.

Steve Young – Yes

Tom TenBroeke – Yes

Shawn Martinie – Yes

Rich Sibley – Yes

Travis Vugteveen – Yes

The motion carried unanimously by the five members present. Two members were absent.

Jim Rockel made a brief presentation regarding his Class A Earth Change Application to add a berm on parcel no. 70-08-24-300-057. He apologized as most of the berm is completed due to the fact he didn't know he needed a permit. Soil addition estimated to be considerable less than the cubic yards communicated on the application and less than the threshold.

Chairperson Martinie – The plans show the berm is located 46 feet from the East lot line. The ordinance states it must be a minimum of 50 feet.

The application was reviewed compared to the factors in Article V, Section III, (a) of the Earth Change Ordinance.

1. The zoning of the proposed site is RR (Residential).
2. The Planning Commission has no reason to question the applicant's honesty, integrity, and financial responsibility.
3. The Planning Commission has no reason to question the applicant's ability to comply with the Earth Change Ordinance and the probable terms if a permit is issued.
4. The size, nature, and character of the proposed Earth Change activity are consistent with a Class A application.
5. The scope and duration of the proposed Earth Change activity are consistent with a Class A application. Earth Change will be complete this year.

6. The proposed Earth Change is expected to have no impact on the neighborhood.
7. The proposed Earth Change is not expected to impact the health, safety, or general welfare. No hazards are expected.
8. It is believed that reasonable and sound discretion will be exercised on the premises.

A motion was made by Travis Vugteveen and seconded by Richard Sibley Jr. to recommend to the Township Board approval of the Jim Rockel Class A Earth Change application based upon evaluation of the above factors from Article V, Section 3, of the Earth Change Ordinance and with the following conditions.

1. Earth change ordinance states the earth change must stay at least 50 feet from lot line or road right away.
2. Compliance with the application.
3. Compliance with Federal, State, County, Robinson Township ordinances, also specific compliance with Robinson Township Earth Change ordinance.
4. Compliance with verbal representations made at the Robinson Township Planning Commission meeting held on May 24, 2016.

A Roll call vote was taken.

Steve Young – Yes

Tom TenBroeke – Yes

Shawn Martinie – Yes

Rich Sibley – Yes

Travis Vugteveen – Yes

The motion carried unanimously by the five members present. Two members were absent.

Other Business

Kathy discussed a request from GrowBlue to put in a pond for irrigation. Discussions on the size and if it requires an A or B Earth change.

Also discussed temporary signs. Temporary is defined as 90 days in our sign ordinance. Also any sign used to advertise an off-site business is considered a billboard, and must comply with the ordinance or be removed.

A motion was made by Travis Vugteveen and seconded by Tom TenBroeke to pay salaries for the month of May, 2016.

The motion carried unanimously by the five members present. Two members were absent.

The next special meeting is scheduled for June 28, 2016.

A motion was made by Travis Vugteveen and seconded by Steve Young to adjourn the Planning Commission meeting at 9:27 PM.
The motion carried unanimously.

Respectfully submitted,

Richard Sibley Jr, Secretary (Pro Tem)
Robinson Township Planning Commission

