

ROBINSON TOWNSHIP PLANNING COMMISSION
September 29, 2015

The special meeting of the Robinson Township Planning Commission was called to order at 7:30 PM at the Robinson Township Hall.

Present	Absent
Shawn Martinie	Tom TenBroeke
George Schippers	
Rich Sibley	
Travis Vugteveen	
Bill Maschewske	
Sue DeRuiter	

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Kirk Loeffler, owner of the Yellow Jacket, and Joe Rizquait and Mike Boes representing Merle Boes Petroleum Products. The Sign In Sheet is attached.

A motion was made by Travis Vugteveen and seconded by George Schippers to approve the Planning Commission minutes from the August 25, 2015 meeting as written. The motion carried unanimously with one member absent.

Non-Commission Member Inquiries

Mike Boes – Inquired about public sewer implications of the proposed Overlay District Ordinance for the M-231 and M-45 area. He is in the process of purchasing the Yellow Jacket and is concerned he will be required to pay for much or all of the public sewer system for the M-45 and M-231 area. Mr. Boes explained that the Yellow Jacket currently has a perfectly functioning septic system and that under his ownership, usage of the system would be decreased.

Chairperson Martinie – Explained the intent of the special assessment agreement for all businesses in the subject overlay district and that the Ottawa County Health Department would make the decision as to when public sewer would be required and not the Township.

Township Attorney Bultje – Explained that the special assessment agreement would obligate all participants to share expenses for the public sewer system, when required, and that each business would receive a pro-rated assessment. Options for financing the project were also reviewed.

Mike Boes – When will the moratorium be over for the M-231 Sub-Areas?

Chairperson Martinie – The moratorium officially ends in October, however, the Township Board will need to extend it to finalize supporting Zoning Ordinance text adoption. It is anticipated that the moratorium will need to be extended about 3 months.

Reports and Communications

1. Township Attorney Bultje reported that the Township Board is considering a Change of Ownership Ordinance.
2. Zoning Administrator Kuck reported that MDOT has purchased the VanTimmeran farm on Bass Drive and is requesting to close a portion of the Scott Drain to turn the farm into mitigated wetlands for the M-6 project near Grand Rapids. An Earth Change permit may be required.

Announcements – None

Old Business

Draft 2 of the Zoning Text Amendments for the M-45 and Lincoln Street overlay districts was reviewed. The master list of requested changes was maintained by Rich Sibley to be communicated to David Jirousek of LSL Planning. Changes include but are not limited to the list below.

1. 17.3(A) – Change “country” to “rural”.
2. 17.4(D) – Need percent of the square footage of the building as the criteria.
3. 17.5(A) (7) -- One allowed and two maximum does not make sense for sandwich board signs.
4. 30.2 – Yards should be identified as distances from the ROW line.
5. Footnote, page -- “Built-to” should be “Build-to”. Change front setback lines” to “front yard requirements”.
6. 30.3 – Change the 1.5 story requirement to 2 story.
7. 18.2(A) (4) – Township Attorney Bultje to supplement.
8. 18.1 – Change B-2 and I-1 to B-2 or I-1 and change B-2 or I-2 to B-2 or I-1.
9. 18.3(B) (2) – Mechanical equipment – eliminate the need for equipment to be on the back half of the building.
10. Table 30.2 – Build-to and Built-to used interchangeably. Footnote 1 – change “designed” to “designated” and change “front setback line” to “front yard requirement”.
11. Table 30.3 – LMCOD needs to be LMDCOD. Also, a size limit is needed for accessory buildings. Suggest a percent of the principal building square footage.
12. 4.58(D) – Change Land Use Permits to Zoning Certificate of Compliance.
13. 4.53(B) – Delete “When required”.
14. 4.53(F) – Front yard parking is not allowed.

15. 4.53(G) (1) – Applicability paragraph needs to be reworded. Start the sentence with the requirement of 10 spaces or more.

At 10:00 PM., the Planning Commission reviewed a draft list of tasks to be completed prior to adoption of the M-231 Overlay Zoning Text.

A motion was made by Sue DeRuiter and seconded by Rich Sibley to pay Planning Commission salaries for the month of September, 2015 (one meeting).
The motion carried unanimously with one member absent.

A motion was made by George Schippers and seconded by Sue DeRuiter to adjourn the Planning Commission meeting at 10:30 PM.
The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachment: Planning Commission Sign In Sheet for September 29, 2015.

