

ROBINSON TOWNSHIP PLANNING COMMISSION
January 26, 2016

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	Steve Young
George Schippers	
Rich Sibley – arrive at 8:30 PM	
Travis Vugteveen	
Bill Maschewske	
Tom TenBroeke	

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Supervisor Tracy Mulligan, and ten members of the public. The Attendance Sign-in Sheet is attached.

Sue DeRuitter was present briefly to state she had not sought re-appointment to the Planning Commission and is no longer a member. Chairperson Martinie stated that Steve Young had been appointed to replace Sue. All thanked Sue for her service and wished her the best.

A motion was made by George Schippers and seconded by Tom TenBroeke to approve the Planning Commission minutes from the November 24, 2015 meeting with a correction on page 2 changing 8:065 PM to 8:06 PM. The motion carried unanimously with one member absent.

Non-Commission Member Inquiries

Supervisor Mulligan requested all to keep Steve Young in their prayers.

Reports and Communications

Travis Vugteveen reported the following from the Township Board.

1. The remodeling plans for the Township Hall were reviewed and approved. Construction documents will be available by February 8, 2016. The Planning Commission will need to review the Site Plan.
2. The Grand Haven and Zeeland school tax collection was approved.

3. Steve Young was appointed to replace Sue DeRuiter on the Planning Commission.
4. Sharon Felgner and Brianna Fowler were appointed as new Zoning Board of Appeals members.
5. Ray Clover was made an alternate member for the Zoning Board of Appeals.
6. All new board members have been enrolled in the Ottawa County basic training classes.

Announcements – None

Old Business -- None

New Business

The first item of New Business was a request from Bay Park Sapphire /Merle Boes for a zoning map amendment. Dalane Vandenberg was present representing Bay Park Sapphire LLC and explained the need to rezone a portion of Parcel No. 70-08-21-400-032 from A-1 to Highway Commercial. The portion requested for rezoning is planned for Industrial.

Chairperson Martinie and Bill Maschewske – Noted that review of the Site Plan may be beneficial prior to processing the rezoning request.

Township Attorney Bultje – Discussed processing of the rezoning request.

A motion was made by George Schippers and seconded by Tom TenBroeke to schedule a public hearing for February 23, 2016 for the Bay Park Sapphire LLC request to rezone a portion of parcel no. 70-08-21-400-032 from A-1 to Highway Commercial. Specific boundaries to be determined between the applicant and Township Staff.

The motion carried unanimously with one member absent.

Chairperson Martinie – When will the Site Plan be ready for submission?

Dalane Vandenberg – Next Wednesday.

Chairperson Martinie – Stated that LSL will be reviewing both the Site Plan and the rezoning request.

Zoning Administrator Kathy Kuck is to get both the Site Plan and the rezoning request to LSL for their review.

Dalane Vandenberg – Will get more copies of the correct Preliminary Site Plan to the Township since the copies the Planning Commission was given are the same revision level and date but with different content than the copy she got on this date from Holland Engineering.

At 8:15 PM., Nicholas Jasinski, Project Manager for MDOT Grand River Region, and Steve Metzger, Project Manager for DLZ, were present to discuss the Class B Earth Change Application submitted by MDOT for parcel nos. 70-08-12-400-016, 70-08-13-200-001, 70-08-13-200-007, and 70-08-13-200-014. It was explained that MDOT intentions are to discontinue agriculture on the site and to restore the property as a wetlands to mitigate other areas within the Grand River Watershed. The property currently has three cisterns and pumps to artificially lower the water table to make agriculture possible. MDOT has owned the property since 2012 and has been leasing the property for agriculture. The current lease will expire in the fall of 2016 and that is when earth change is anticipated to begin and will last for approximately one year. An impermeable berm will be created on the West end of the property to prevent water from flowing into the Scott Drain. An overflow will be set at 605 ft. elevation. Currently water is pumped to the Scott Drain to lower the water table on the site for agriculture.

Bill Maschewske – What elevation was the water table artificially maintained to when the parcels were farmed?

Steve Metzger – Probably 2 to 3 feet below the surface.

Chairperson Martinie – Will all drain tile be removed?

Steve Metzger – No.

Steve Metzger – Expects no change to the Scott Drain and does not expect the water table to be changed for residents near the Scott Drain. The drain on the south side of the subject property has been filled and is not functional.

Phyllis Klinge – Which direction does the Scott Drain go?

Steve Metzger – East to West. Steve also noted that they have a well log list for the area but have not monitored the site for the required time to determine the effect of the pumps on ground water.

Bill Maschewske – Noted that the MDOT proposal is basically the reverse of when an Earth Change applicant creates a large pond or lake and will have an effect on the neighboring groundwater of unknown magnitude. A hydrogeological study is appropriate.

Chairperson Martinie – Is the site currently listed as a wetlands?

Steve Metzger – No.

Bill Maschewske – Noted that no cell concept is included in the plan. This is in violation of the Earth Change Ordinance. The reasons for the cell concept were explained. It was

also unclear from the submitted plans if the proposed earth change activities meet the required setback distance from property boundaries.

Mark Sloothak – Contrary to comments made by Steve Metzger, he feels the drain on the south side of the subject property is still in place, but was just moved to be included within the subject property. Mr. Sloothak is currently mining the South Cedar Site which is located directly to the south of the subject property and is familiar with the area.

Chairperson Martinie – Are there any other MDOT mitigation sites nearby?

Nick Jasinski – Jack’s Fish Farm site.

Nick Jasinski – Stated he will take the Planning Commission comments into consideration and decide if they want to pursue variances to the Earth Change Ordinance, proceed with the existing application, or revise the application.

A motion was made by Travis Vugteveen and seconded by Rich Sibley to table the MDOT Class B Earth Change application pending additional information from the applicants.

The motion carried unanimously.

Discussions

1. Sign Provisions – Township Attorney Ron Bultje explained that as a result of a recent Supreme Court decision, sign regulations are subject to scrutiny depending upon if different types of signs are regulated differently. Attorney Bultje has already been contracted by the Township Board to review the Robinson Township Sign Ordinance and will report his findings.
2. It was reported that the Ottawa County Commissioners have approved another 5 year waiver regarding County review of township zoning changes not near township borders and zoning ordinance text amendments.
3. Ottawa County is preparing a model draft of a drone ordinance for township use.
4. Basic training is being offered at the Ottawa County Fillmore St. complex for Planning Commissioners and Zoning Board of Appeals members. All newly appointed members are currently enrolled.
5. The Preliminary Site Plan submitted by Bay Park Sapphire LLC was discussed. It was noted that this was not an official submission, per representative Dalane Vandenberg, but only informational at this time. Bill Maschewske expressed concern that the pumps and pump canopy did not appear to meet setback requirements from M-45. Further investigation revealed that required setbacks were met.

Matt Pelt – Why is the Planning Commission concerned about the requested encroachment into the Planned Lake Michigan Drive Industrial area per zoning amendment request from Bay Park Sapphire LLC?

Chairperson Martinie – Expressed concern that granting the requested zoning change, without unique circumstances, may set a precedent to extend the Highway Commercial Zone further north on the East side of 120th Ave. also.

Dalane Vandenberg – What is the timetable for processing the rezoning request?

Chairperson Martinie – Explained that the public hearing is scheduled for next month. At that time, the Planning Commission could recommend approval, disapproval, or table the issue. If approval or disapproval is recommended by the Planning Commission, the issue would go to the Township Board for final decision.

Chairperson Martinie – Expressed concern about the additional access to M-45 that is shown on the informational Preliminary Site Plan submitted by Bay Park Sapphire LLC.

Dalane Vandenberg – Stated that the applicants already have MDOT approval for all access points on M-45.

Township Attorney Bultje – Noted that access management may be an issue. LSL Planning is to review.

Dalane Vandenberg – Inquired if people would rather see something other than a Subway restaurant located within the proposed facility.

Chairperson Martinie – Stated this is not a question for the Planning Commission and no input was given.

At 9:50 PM., a motion was made by George Schippers and seconded by Travis Vugteveen to pay salaries for the month of January 2016.
The motion carried unanimously.

A motion was made by George Schippers and seconded by Travis Vugteveen to adjourn the Planning Commission meeting at 9:55 PM.
The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachment: Planning Commission Sign- In Sheet for January 26, 2016.



SIGN IN SHEET
Planning Commission Meeting
January 26, 2016 at 7:30 pm

PRINT NAME	SIGNATURE
Nick Jasinski	<i>Nick Jasinski</i>
Steve Metzger, DLZ Michigan	<i>Steve Metzger</i>
Dalane VanDenBerg	<i>Dalane VanDenBerg</i>
MIKE SHAFER	<i>Mike Shafer</i>
Matt Ruff	<i>Matt Ruff</i>
Paul Site	<i>Paul Site</i>
Debby Harvey	<i>Debby Harvey</i>
Phyllis Klinge	<i>Phyllis Klinge</i>
Tracy Shile-Mulligan	<i>Tracy Shile-Mulligan</i>
Gron Hitchens	<i>Gron Hitchens</i>
Tammy Hutcheon	<i>Tammy Hutcheon</i>
BRENDA SIBLEY	<i>Brenda Sibley</i>