

ROBINSON TOWNSHIP PLANNING COMMISSION
October 27, 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	None
George Schippers	
Rich Sibley	
Travis Vugteveen	
Bill Maschewske	
Sue DeRuiter	
Tom TenBroeke	

Also present were Township Attorney Ron Bultje, Zoning Administrator Kathy Kuck, Zack DeKuiper of Weekending representing Mark Westerbeke, and Mark Westerbeke. The Sign- In Sheet is attached.

A motion was made by George Schippers and seconded by Rich Sibley to approve the Planning Commission minutes from the September 29, 2015 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. There was a ribbon cutting ceremony on October 23, 2015 for M-231.
2. Insurance issues were reviewed.
3. Two new fire department personnel were approved.
4. A new building inspector was approved.
5. An architecture firm was approved for the Township Hall.
6. The process has begun to eliminate the upper portion of the Scott Drain.
7. A resolution was approved to the Ottawa County Solid Waste Plan.

The agenda was reordered to address New Business first.

New Business

Mark Westerbeke made a brief presentation regarding his Class A Earth Change Application to excavate a pond on parcel no. 70-08-36-400-048. Soil removal is estimated to be 2500 cubic yards. The soil removed from the pond would be used for fill for home construction on the site. Mr. Westerbeke had previously contacted Jenny Bolt of the MDEQ about the pond. He also secured a Wetlands Assessment from Lakeshore Environmental for the parcel. The pond is proposed to be constructed in area “C” on the map in the application. The distance from the edge of the pond to the west property line will be 155 ft. and 50 ft. from the wetlands. Parcels A and B on the survey are now combined into one parcel that he owns. The proposed pond will be 107 ft. from the house when constructed. The well and septic system will be on the opposite side of the house from the pond. He is prepared to construct both the pond and the house this fall.

Chairperson Martinie – The plan states natural stabilization. This is not adequate.

Mark Westerbeke – The disturbed area around the pond will be landscaped with the yard for the house.

Bill Maschewske – several questions

1. North point on the survey appears to point East.
2. Please explain the wetlands report.
3. Does Amber Rose Lane actually touch your property? GIS would indicate not.
4. Question regarding parcel 2B already answered.

Mark Westerbeke responses

1. North point does appear to point East.
2. He does not understand the Wetlands Report, however, it does identify applicable wetlands on his parcel per the map in the application.
3. Amber Rose Lane does connect to his driveway at his parcel line.
4. Mr. Westerbeke owns parcel 2B also.

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 Rural Residential.
2. The reclamation is consistent with the Robinson Township Land Use Plan.
3. The Planning Commission has no reason to question the applicant’s honesty, integrity, and financial responsibility.
4. 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.
5. The size, nature, and character of the proposed Earth Change activity are consistent with a Class A application.
6. The scope and duration of the proposed Earth Change activity are consistent with a Class A application. Earth Change will be complete this year and reclamation next year.

7. The proposed Earth Change is expected to have no impact on the adjoining properties or the neighborhood.
8. The Earth Change is needed to provide fill for a residence on the site and also to create a recreational pond.
9. Wetlands research has been done and the proposed pond is expected to have minimal impact on the environment.
10. The proposed Earth Change is not expected to impact the health, safety, or general welfare. No hazards are expected.
11. It is believed that reasonable and sound discretion will be exercised on the premises.

Bill Maschewske – The hours of operation are stated as 8:00 AM to 8:00 PM. This does not comply with the Earth Change Ordinance.

Mark Westerbeke – They will comply with the ordinance.

A motion was made by Travis Vugteveen and seconded by Rich Sibley to recommend to the Township Board approval of the Mark Westerbeke 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 all Federal, State, County, and Township regulations.
2. Compliance with all representations made in the application.
3. Compliance with all representations made at the Planning Commission meeting and those recorded in the minutes.

A roll call vote was taken.

Tom TenBroeke – Yes
Sue DeRuiter – Yes
George Schippers – Yes
Bill Maschewske -- Yes
Shawn Martinie – Yes
Rich Sibley – Yes
Travis Vugteveen – Yes

The motion carried unanimously.

Old Business

At this time, the Zoning Text for the M-231 Overlay District as prepared by Township Attorney Ron Bultje was reviewed. The following changes were agreed upon.

1. Section 17.4(D) -- Township Attorney Ron Bultje will prepare text that would require developed or undeveloped civic space based upon occupancy. David Jirousek of LSL is to provide the criteria for determining the size of the area.
2. Table 30.3 – The allowable size of accessory buildings is too large.

- It was agreed to change the allowable size of accessory buildings to 5% of the principal structure but not less than 150 square feet. There would also be a limit of 1 accessory building and the above would apply to all overlay zoning districts.
3. Section 18.2(A)(3)(a) -- For LMDCOD, the maximum of 4 pumps should be 8 pumps.
 4. Section 18.2(B) – Add “Churches” to LSOD and to 17.2 LMDCOD Community Commercial.
 5. Section 18.1 – should be “developed” instead of “developer”.
 6. Section 18.4(H)(1) – Attorney Bultje to clarify.
 7. Table 30.2 – Minimum lot size and minimum width and depth are not inclusive. Attorney Bultje to add additional wording to clarify.
 8. Proposed zoning text amendments are to include revisions to the B-2 Zoning District allowable uses, moving “clubs, lodges ...” to a Special Use.

Chairperson Martinie is to request authorization from the Township Board to cover the cost of LSL Planning representation at the public hearing for zoning text and map amendments, including language for the M-231 Overlay Districts.

A motion was made by Sue DeRuiter and seconded by Tom TenBroeke to schedule a public hearing for zoning text and map amendments primarily regarding the M-231 Sub-Areas and a rezoning of one parcel within the Sub-Area for November 24, 2015. The motion carried unanimously.

A motion was made by George Schippers and seconded by Travis Vugteveen to pay Planning Commission salaries for the month of October 2015 (one meeting). The motion carried unanimously.

A motion was made by Travis Vugteveen and seconded by George Schippers 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 October 27, 2015.

