

ROBINSON TOWNSHIP PLANNING COMMISSION

August 27, 2019

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

Present

Shawn Martinie
Travis Vugteveen
Bill Maschewske
Steve Young
George Schippers
Lydia Brown

Absent

Rich Sibley

Also present were Zoning Administrator Brian Werschem, Township Attorney Ron Bultje, Supervisor Kathy Kuck, Treasurer Bonnie Hayward, and approximately thirty members of the public. The attendance sheet is attached.

A motion was made by Lydia Brown and seconded by George Schippers to approve the agenda. The motion carried unanimously with one member absent.

A motion was made by George Schippers and seconded by Lydia Brown to approve the July 23, 2019 Planning Commission minutes as written.

The motion carried unanimously with one member absent.

Non-Commission Member Inquiries – None

Reports and Communications

Travis Vugteveen reported the following from the Township Board.

1. The text amendment to Section 6.4 of the Zoning Ordinance was approved.
2. The Ottawa County Farmland Preservation program was approved.
3. Joe VanderYacht was approved as a new hire for the Fire Department.
4. Approval was given to purchase two laptop computers for elections.
5. Two minutes books were approved for purchase.
6. Repair of the Township tractor was approved.

Announcements – None

Old Business

The public hearing for the Evergreen Site Condominium Preliminary application was held as scheduled. An introduction to the public hearing was given by Chairperson Martinie and Secretary Maschewske read the public hearing notice. Chairperson Martinie declared the public hearing open and reviewed the rules of procedure.

A presentation was made by Randy Feenstra of Feenstra and Associates. Mr. Feenstra stated the site is the old Evergreen Golf Course. They are proposing two entrances for private roads. Lot sizes meet the RR Zoning District requirements and exceed the minimum area of 82,500 square feet in size. The Planning Commission recommended changes to the previous lot arrangements to meet lot size requirements. Private roads with 20 feet pavement width and two feet of shoulder on each side are proposed. Stormwater detention areas are planned. A drain goes through the site and application has been made to the Ottawa County Water Resources Commission (Dennis Cole) and he has received a verbal O.K. but nothing in writing. The three lots were split off in the back of the Site Condominium development because mound septic systems were required and mound systems are not allowed in a Site Condominium project by the Ottawa County Health Department. Mr. Feenstra noted that the Health Department required a Hydrogeological Report but he does not want to initiate this prior to Preliminary Approval because of the cost. The Health Department will also check for PFOS and arsenic in the groundwater. Each approved well must pump 10 gallons per minute. Wetland areas are identified by the cross-hatched areas on the Site Plan and he noted they will need a bridge over the drain.

The public hearing was opened to questions from the Planning Commission.

George Schippers – Where is the buildable area on Lot 9?

Randy Feenstra – The buildable area is shown on the Site Plan and is about 50 feet by 100 feet.

Lydia Brown – Are there 17 or 20 lots in the Site Condominium project?

Chairperson Martinie – There are 17. The extra three lots will be part of the maintenance agreement but not part of the Master Deed.

Bill Maschewske – Does lot 5 meet the area requirements including the detention pond?

Township Attorney Bultje – The lot is acceptable. The easement is not an access easement.

At 8:03 PM., the public hearing was opened to comments from the public.

David Sensibar – One of the entrances is on the portion of Osborn St. that is not paved. Are there any plans to pave it?

Chairperson Martinie – Probably not.

Judith Sensibar – Does that mean the residents of the development will be using the gravel road?

Chairperson Martinie – Noted the residents of the proposed development will have the option of following private roads to access the paved portion of Osborn St. and he feels this will probably happen.

David Sensibar – Expressed concern about drinking water, yard watering, and wastewater disposal.

Chairperson Martinie – The purpose of a hydrogeological study is to determine adequate water and septic suitability. The lot sizes are normal for Rural Residential Zoning. The Health Department allows shallow wells with 30 ft. minimum depth.

David Sensibar – Do we know who the developer will be?

Shelley Muir – Who are the developers and have they done something like this before?

Randy Feenstra – The two partners are Gerald Feenstra and Jacob Peterson. They have never done a development like this before. They have a builder arranged, however, they do not want to state the builder's name.

Shelley Muir – What size will the houses be?

Randy Feenstra – He can only guess, but their cost will probably be four times the cost of the lot.

Shelley Muir – How many dwelling units will there be per lot?

Randy Feenstra – One.

Chairperson Martinie – Explained the site condominium concept.

Zoning Administrator Werschem – Explained the houses will have to meet the minimum sizes in the Zoning Ordinance. There is no maximum size.

Warren Emery – Stated he is opposed to this subdivision. Similar developments are why he left Spring Lake Township and moved to Robinson Township. He will have the proposed lots on two sides of his property. He is concerned about the effect of the development on the water supply. He noted Allendale Township has a moratorium on similar developments without municipal water.

Patrick Muir – Stated the Master Water Plan specifically talks about shallow and deep wells. He is concerned about runoff from septic systems into the Bass River watershed. He also noted the house construction process will be disruptive and he appreciates the quiet.

A discussion followed between Patrick Muir and Township Attorney Bultje regarding storm drainage.

Patrick Muir – Noted that the area to the East of his property is very wet. Where will the storm and waste water go?

Bill Maschewske – How will the hydrogeological study review be done?

Township Attorney Bultje – Explained how the review process would proceed.

Paul Schippers – In about 2010, the water table was very high and the drainage ditch through the property was overflowing and basements in the area were flooded. The bridge over the ditch also washed out.

Bill Scholten – These homes will have wells into the Marshall aquifer. What happens if the Health Department approves the wells but some years later the 20 homes can no longer get adequate water?

Chairperson Martinie – We cannot answer that question.

Bill Scholten – Note that they cannot have shallow wells.

Bill Maschewske – Explained that the Township Water Master Plan is really intended to answer the question of if water were to be run to this area, what size should the lines should be and where should the lines be located. There are no priorities in the plan and no timetable.

Regina Light – Do you have an estimate of the water usage per dwelling? At a minimum, it will be much more water than is being used now. Could water usage be limited?

Randy Feenstra – The Master Deed and By-Laws will be very basic. Water usage will be up to the individual landowners.

Regina Light – How confident is the Township the plan will be approved?

Township Attorney Bultje – The final decision is the responsibility of the Township Board. The process is open to the public and there are not back room deals.

Regina Light – If the project fails the hydrogeologic testing, what are the developer's plans if homes cannot be built?

Gerald Feenstra – His plan is to divide the property and build homes. The property is for sale right now for \$699,000 if anyone wants it.

Carl Nelson – Thought there was a moratorium on developments without public water.

Township Attorney Bultje – Reviewed the Allendale Township moratorium. He noted that the moratorium is only a time out, not an answer.

Shelley Muir – Will the development use natural gas.

Jacob Peterson – They have not decided.

Helen Bolthouse – When they put water, natural gas, and paved streets, will their taxes go up?

Randy Feenstra – The private roads within the development will be maintained by the owners in the development.

Chairperson Martinie – Noted that most people will probably not access the gravel road.

Steve Richards – How many owners?

Gerald Feenstra – There are three owners and two developers.

Steve Richards – Will there be follow-up monitoring on the detention ponds to make sure they are working?

Carl Nelson – Could we require the gravel portion of Osborn St. to be paved?

Township Attorney Bultje – Since another access is available and the street is offsite, it would be difficult.

Chairperson Martinie – Does not feel the Township can require paving.

Patrick Muir – Noted that there is a Sandhill crane nesting area where the two ponds are located on the subject site.

Bill Scholten – Stated the original plan for the golf course included residential development.

Bill Maschewske – Reviewed recollections of the original plan submission.

David Sensibar – What is the process going forward.

Chairperson Martinie – Explained the review process.

David Sensibar – What is the time frame?

Chairperson Martinie – One to four more months to a decision, depending upon the timing of the submission of information.

Paul Schippers – Why do some people get notices of the public hearing and others do not.

Chairperson Martinie – People were notified within 300 feet of the subject property.

Alisha Hanson – Stated she never got a notice for the first meeting, but she did get a notice for this meeting. She is concerned about water supply. One of their wells that is estimated to be 70

feet deep went dry. Now she also has four new homes on Scotty Drive using water from the same aquifer.

Chairperson Martinie – Notices were sent for the public hearing to residents within 300 ft. of the boundaries of the proposed project. All meetings are open to the public.

Carl Nelson – Is the intent to vote for or against the project tonight?

Chairperson Martinie – Explained the review process per the Zoning Ordinance.

David Sensibar – How can he get a copy of the plan?

Randy Feenstra gave Mr. Sensibar copies of the Preliminary Plan.

Shelley Muir – Waste runoff is a very important issue. The property is low and the runoff is going to go in the direction of her property.

Carl Nelson – How much impact does public opposition have?

Chairperson Martinie – Explained property rights and how property could be developed in the Rural Residential Zoning District.

Carl Nelson – Stated he is neither for nor against the project, however, he feels those close to the project should have more input.

Township Attorney Bultje – Explained that the process does not work that way. He explained property rights and the function of the Zoning Ordinance.

There were no additional comments.

A motion was made by George Schippers and seconded by Steve Young to close the public hearing.

The motion carried unanimously with one member absent and the hearing was closed at 9:15 PM.

At this time, the Preliminary Site Plan for the Evergreen Site Condominium was reviewed compared to the requirements of the Zoning Ordinance and Township Subdivision Control Ordinance. Section numbers reference those in the Zoning Ordinance and the Robinson Township Subdivision Control Ordinance. Missing information is identified in italics.

Zoning Ordinance Section 21.4-- Review of Preliminary Plan by the Planning Commission

C. Refer to Section 3.1 of the Subdivision Control Ordinance

Section 3.1 of the Subdivision Control Ordinance

- A. Complete
- B. *The Planning Commission has no covenants or deed restrictions. This information is missing.*
- C. Provided.
- D.
 - 1. through 4. Provided.
 - 5. *There are contiguous properties and we have no affidavit.*
 - 6. through 8. Provided.
- E.
 - 1. Through 4. Provided.
 - 5. *There is an existing storm drain. There are also existing well and septic systems for the clubhouse. This information is missing.*
 - 6. through 8. Provided.
- F.
 - 1. through 6. Provided.
 - 7. Drainage and detention are shown. There will be 4 culverts. Drainage is based on the 10 year flood event.
 - 8. Not a phased project.
- G. *There is no letter from the school board or superintendent.*
- H. No variances.
- I.
 - 1. and 2. Requirements met.
 - 3. Not a plat, therefore not applicable.
 - 4. Not applicable.
- J.
 - 1. and 2. Not applicable.

Section 21.4 of the Zoning Ordinance.

- 2. The fee has been paid.
- C. Ten copies have been submitted.
- D.
 - 1. *The Fire Chief needs to be included in the review process.*
 - 2. The public hearing was held on August 27, 2019.
 - 3. The lots all comply.
 - 4. The street design is acceptable and is shown on the Preliminary Plan. The optional storm sewer detail does not apply.

Section 4.9B of the Zoning Ordinance

- A. Not applicable.
- B.
 - 1. Acceptable.
 - 2. *The information is shown, however, it is not known if it meets the necessary requirements. Approval is contingent on Ottawa County Water Resources Commission findings.*

- 3. Compliant and shown.
- 4. Compliant and shown.
- 5. *Shown on plan and subject to Ottawa County Water Resources Commission.*
- 6. Compliant and shown.
- C. The applicant understands and will comply.
- D. Not applicable.

Section 21.4 of the Zoning Ordinance

D.

- 5. Refer to the Robinson Township Subdivision Control Ordinance, Section 5

.4

Robinson Township Subdivision Control Ordinance, Section 5.4

- A. Applicant will comply.
- B. Compliant with Section 4.9B of the Zoning Ordinance.
- C. None anticipated.
- D. A 10 ft. private easement is shown and will comply. Utilities will be underground.
- E. Complies.
- F. *Need Water Resources Commission approval. In process.*
- G. Private wells will be used. *A hydrogeological study is required by the Ottawa County Health Department.*
- H. Independent septic systems will be used.
- I. Street name signs will be provided.
- J. The applicant requires none.
- K. There will be one light at the intersection with the intersection of Palmer and Osborn St.

Robinson Township Subdivision Control Ordinance, Section 5.5

- A. None
- B. Acceptable.
- C. None required.
- D. None required.

Return to Section 21.4 of the Zoning Ordinance

D.

- 6. *All submissions have been made but no responses at this time.*

Chairperson Martinie – The next step is for the Planning Commission to prepare a written statement and recommendations to the Township Board and the applicant.

Township Attorney Bultje – We are missing some information but to date we have not found any non-conformances with the applicable requirements.

A discussion followed regarding providing direction to the applicants without a written approval.

A motion was made by George Schippers and seconded by Travis Vugteveen to state the Planning Commission at this time finds no reason to deny the Preliminary Plan for the Evergreen Site Condominium project based upon review of the Site Condominium Chapter, the Private Road Chapter, and the Rural Residential Zoning District of the Zoning Ordinance and the Subdivision Control Ordinance. The developer is directed to proceed to provide missing information and missing County and State approvals and permits for the Planning Commission to use in making its recommendation to the Township Board.

The motion carried unanimously with one member absent.

A motion was made by George Schippers and seconded by Lydia Brown to pay Planning Commission salaries for the month of August 2019 (one meeting, one member absent).
The motion carried unanimously with one member absent.

A motion was made by George Schippers and seconded by Travis Vugteveen to adjourn the Planning Commission meeting at 10:40 PM.
The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachments: Attendance Sheet
Written Public Hearing input from Douglas and Kristi Putnam



SIGN IN SHEET
Regular Meeting of the
Planning Commission
August 27, 2019 at 7:30 pm

| PRINT NAME | SIGNATURE |
|-------------------|-------------------|
| Kathryn Kack | Kathryn Kack |
| Mark Stothard | Mr. Stothard |
| Carl Nelson | Carl Nelson |
| Nancy Nelson | Nancy Nelson |
| Steve Richards | Steve Richards |
| Regina Light | Regina Light |
| Brian Light | Brian Light |
| GERALD FEWSTER | Gerald Fewster |
| James Paterson | James Paterson |
| Ann Marie Makin | Ann Marie Makin |
| Annette Makin | Annette Makin |
| Michele Schippers | Michele Schippers |
| David Schipper | David Schipper |
| Shelley Muir | Shelley Muir |
| Patrick Moir | Patrick Moir |

COPY FOR YOUR
INFORMATION

Date: 7/30/2019

TO: Robinson Township Clerk & Robinson Township Planning Commission

This message is written input for the Aug. 27th, 2019 public hearing regarding the proposed 20 condo unit development at 10125 Osborn, Grand Haven, MI 49417, parcel number 70-50-23-006-750.

I am neither in support NOR opposition to the proposed development. Before the planning commission makes their final decision please consider the following:

1. Does the development fall within the townships development master plan?
2. Will the development increase the well fare of the existing and proposed new residents?
 - a. Will the tax base be expanded more than the projected revenue that will be spent on the new residents?
 - b. Will property values, either not be impacted or will have a positive impact on existing residents?
3. How will the Bass River Recreation Area adjacent to the development be impacted?
 - a. Will there be more people utilizing it w/o a county pass?
4. MOST IMPORTANT: Will the development be allowed to tap into the aquifer or be required to hook up to municipal water? It's well known that Allendale has already put a ban on new development tapping into the aquifer. It's vital that any new development does NOT impact the availability of this critical resource for existing property owners.

Sincerely,

Douglas & Kristi Putnam

12950 North Star Ct.
Grand Haven, MI 49417

Phone: 616-745-5446

RECEIVED

AUG 01 2019

ROBINSON TOWNSHIP