

ROBINSON TOWNSHIP PLANNING COMMISSION
October 22, 2019

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	Rich Sibley
Travis Vugteveen	Steve Young
Bill Maschewske	
George Schippers	
Lydia Brown	

Also present were Zoning Administrator Brian Werschem, Township Attorney Ron Bultje, and four members of the public. The attendance sheet is attached.

A motion was made by George Schippers and seconded by Lydia Brown to approve the agenda as written.

The motion carried unanimously with two members absent.

A motion was made by Travis Vugteveen and seconded by George Schippers to approve the September 24, 2019 Planning Commission minutes as written.

The motion carried unanimously with two members absent.

Non-Commission Member Inquiries – None

Reports and Communications

Travis Vugteveen reported the following from the Township Board.

1. The Momentum Center of Grand Haven made a presentation of how mental health help was at work.
2. Angela Headley was hired as a firefighter.
3. The Tejchma Class A Earth Change application was tabled due to the absence of Mr. Tejchma.
4. An agreement was signed with the Sheriff's Department for services.
5. Policy and Guidelines for Poverty exceptions for taxations were approved.
6. The Township insurance issue was tabled.
7. The Township holiday schedule was approved.
8. The Township offices will be open February 14, 2020 to collect taxes.

9. Veteran Memorial Medallions were stolen from the cemetery and a police report was filed.
10. The purchase of two computers was approved.
11. Robinson and Crockery Township buoys were removed from the Grand River and the cost shared between the two townships.

Announcements – None

Old Business

The issue of the Evergreen Site Condominium project remained tabled from the previous meeting because of missing information.

Bill Maschewske – 1. Expressed concern about proposed Lot 9 which has a very small buildable area. George Schippers had previously expressed concern about this same issue. 2. The applicant states he has Health Dept. approval for septic systems, however, no evidence of this approval can be found. Additionally, the lots have been reconfigured since July. Were the new lots evaluated by the Health Dept.?

Zoning Administrator Werschem – There is nothing in the Zoning Ordinance to prohibit Lot 9. The applicant does have Health Dept. approval for septic systems, but has not submitted the documentation.

At this time, the Contract Rezoning request from residents near Johnson Street and Osner Drive was considered. A discussion followed regarding the content of the Contract Rezoning request regarding whether “Feedlots and poultry facilities” should also be excluded from the allowable RR permitted uses. Section 4.6 of the Zoning Ordinance was referenced.

Denise Fett – Felt the keeping of animals was governed by the deed restrictions.

Township Attorney Bultje – Noted that the Township can make no changes to the content of the Contract Rezoning request. It must be either accepted or rejected as written.

A motion was made by Lydia Brown and seconded by Travis Vugteveen to recommend to the Township Board approval of the Contract Rezoning request for parcel nos. 70-08-06-300-042, 70-08-06-400-001, 70-08-06-300-041, 70-08-06-300-039, 70-08-06-300-038, 70-08-06-300-040, and 70-08-06-300-037 from R-1 to RR with the restrictions as outlined in the September 26, 2019 Contract Rezoning request for RR zoning (copy attached).

A roll call vote was taken.

Lydia Brown – Yes
 George Schippers – Yes
 Bill Maschewske – Yes
 Shawn Martinie – Yes
 Travis Vugteveen – Yes

The motion carried unanimously with two members absent.

A discussion was held with the applicants present regarding the Contract Rezoning process.

Township Attorney Bultje – Noted it is best if the applicants sign the Contract before the Township Board meeting so the Township Board knows they are in favor of it.

New Business

The Class B Earth Change three-year renewal application from Jack Dykstra for Emerald Lakes was considered.

Zoning Administrator Werschem – Noted we have the standard letter of conformance from Mr. Dykstra. The Zoning Administrator stated he went to the site today and it appears that there are five active cells on the site and only three active cells are allowed. Currently Cells 1A, 1B, and 1C, are active in addition to Cells 2A and 2B. Cells 1A and 1B could be placed in either Interim or Final Reclamation with some reclamation work and Township approval.

Jack Dykstra – Stated that Cell 1C is actually complete also.

Chairperson Martinie – Noted that the minutes from the February 28, 2017 Planning Commission meeting, when the last renewal for Emerald Lakes was processed, state that monitoring well data should be submitted with the next renewal.

Township Attorney Bultje – Noted the matter could be tabled until the site is brought into compliance.

Chairperson Martinie – Stated he would like photographs and preferably aerial photographs of the site to document current activity in addition to the monitoring well data.

A motion was made by Travis Vugteveen and seconded by George Schippers to table the Dykstra Emerald Lake Class B Earth Change renewal application until the site can be brought into documented compliance.

The motion carried unanimously with two members absent.

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

A motion was made by George Schippers and seconded by Travis Vugteveen to adjourn the Planning Commission meeting at 8:47 PM.

The motion carried unanimously with two members absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachments: Sign-in Sheet for October 22, 2019 Planning Commission Meeting
September 26, 2019 Contract Rezoning Request

Gregory Borta
14232 Osner
Grand Haven, MI 49417
(616) 402-2635

Robinson Township
12010 120th Avenue
Grand Haven, MI 49417

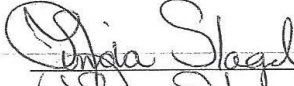

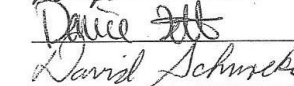
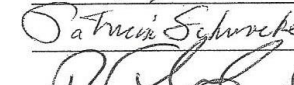
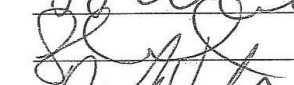
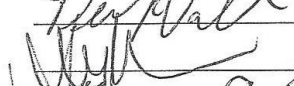
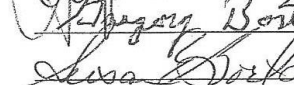

RE: Contract Rezoning Request upon Osner and Johnson

Dear Robinson Township,

We, residents of Robinson Township

Name	Address	Parcel#
Linda Slagel	Vacant upon Johnson St	70-08-06-300-042
Linda Slagel	14045 Osner Dr.	70-08-06-400-001
Adam & Denice Fett	14051 Johnson St.	70-08-06-300-041
David & Patricia Schmoekel	Vacant upon Johnson St.	70-08-06-300-039
Ryan & Angela Schmoekel	14171 Johnson St.	70-08-06-300-038
Derek & Amy VanGalder	14140 Osner Dr.	70-08-06-300-040
Gregory & Susan Borta	14232 Osner Dr.	70-08-06-300-037

Voluntarily request contract rezoning from Single Family Residential (R1) to Rural Residential (RR) with the RR accessory building rules and limitations but forfeit the Agricultural Labor Camp(s) and Agricultural Research Facilities uses as allowed in the RR. All other RR uses would be permitted on our properties, according to the Robinson Township Zoning Ordinance, after the rezoning.

Name	Address	Signature	Date
Linda Slagel	Vacant upon Johnson St		9/26/19
Linda Slagel	14045 Osner Dr.		9/26/19
Adam & Denice Fett	14051 Johnson St.		9/26/2019
David & Patricia Schmoekel	Vacant upon Johnson St.		9.26.19
Ryan & Angela Schmoekel	14171 Johnson St.		9.26.19
Derek & Amy VanGalder	14140 Osner Dr.		9-26-19
Gregory & Susan Borta	14232 Osner Dr.		9-26-19
			9-26-19