

## ROBINSON TOWNSHIP PLANNING COMMISSION

September 22, 2020

The special meeting of the Robinson Township Planning Commission was called to order at 7:38 PM via Zoom (virtual meeting).

### Present

Shawn Martinie  
Travis Vugteveen  
Bill Maschewske  
Lydia Brown  
Steve Young  
Rich Sibley

### Absent

George Schippers

Also present were Township Attorney Ron Bultje and Zoning Administrator Brian Werschem. Members of the public present were Rich Bramer, Jason Raleigh, Scott Rossell, and Chad Lahey.

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

A roll call vote was taken.

Shawn Martinie – Yes  
Steve Young – Yes  
Lydia Brown – Yes  
Rich Sibley – Yes  
Travis Vugteveen – Yes  
Bill Maschewske -- Yes

The motion carried unanimously with one member absent.

A motion was made by Rich Sibley and seconded by Travis Vugteveen to approve as written the Planning Commission minutes of the August 25, 2020 meeting.

A roll call vote was taken.

Bill Maschewske – Yes  
Lydia Brown – Yes  
Travis Vugteveen – Yes  
Steve Young – Yes  
Rich Sibley – Yes  
Shawn Martinie – Yes

The motion carried unanimously with one member absent.

Steve Young – Inquired about Planning Commission salaries for the month of August. There were two meetings and he only received payment for one.

Other Planning Commissioners confirmed the same issue which will be investigated.

Non-Commission Inquiries and Questions – None

Reports and Communications

Travis Vugteveen reported the following from the Township Board.

1. A motion was approved to accept the estimate from the Ottawa County Road Commission for the paving of 104<sup>th</sup> Ave. from Pierce St. to M-45 and to authorize the Clerk to sign the agreement.
2. A motion was approved to amend the Fire Fund Budget.
3. The consensus of the Board was to wait until further along with the Master Plan update process before making a decision on the subject of engaging Fresh Coast Planning LLC to update the Zoning Ordinance.
4. Zoning enforcement action regarding an accessory building without a principal building was delayed until November 1, 2020.
5. A motion was approved setting holiday office hours.
6. A motion was approved to table the issue of creating a Township Facebook page pending more information.
7. A motion was approved to pay Addorio Technologies the \$745.71 over the \$3000.00 previously approved for the purchase and installation of three computers.
8. Motion approved to continue to withhold Social Security from employee's paychecks and to not participate with the Presidential Executive Order to defer the tax as part of COVID-19 relief.
9. A motion was approved to terminate Emergency Spending Resolution #2020-03-12 immediately.
10. Grant of License with Lakeshore Premier Soccer was approved on the condition they sign the COVID addendum.
11. The Resolution of Support for Ottawa County Parks was untabled and approved.
12. The Idema Explorers Trail Resolution #2020-09-16 was approved.

Announcements – None

Old Business -- None

New Business

As scheduled, the public hearing for the request from Northland Farms Properties, LLC to rezone part of parcel no. 70-08-27-100-005 was held. An introduction was given by Chairperson Martinie. The public hearing notice was read by Secretary Maschewske, the public hearing was declared open by Chairperson Martinie and the Rules of Procedure for the hearing were reviewed.

Chairperson Martinie – Who is representing the applicant, Northland Farms Properties, LLC?

Jason Raleigh – Stated he works for AR Engineering, LLC and is in attendance representing Northland Farms Properties, LLC.

As requested by the Chairperson, Jason Raleigh made a presentation regarding the rezoning request. It was stated the property is located at the SE corner of 120<sup>th</sup> Ave. and M-45. The request is to rezone a portion of that property, 13.33 acres, for future commercial development.

Chairperson Martinie – Requested questions from the Planning Commission.

Bill Maschewske – Noted that the attachment to the rezoning application identifying the zoning of surrounding parcels omitted two parcels, one owned by Robinson Township and the other by Mr. Dale Deppe.

Jason Raleigh – Stated the Township parcel is zoned B-2 and Mr. Deppe's property is zoned A-1.

Hearing no more questions from the Planning Commission, Chairperson Martinie opened the hearing to questions from the public but there were none.

Zoning Administrator Werschem – Noted there were no comments received either in writing or verbally.

Bill Maschewske – Noted that since the Zoning Administrator now schedules public hearings for the Planning Commission instead of the Planning Commission, the Planning Commission has lost the option to notice properties in excess of the required 300 ft. as permitted in specific circumstances by the Township Board.

Zoning Administrator Werschem – Stated he will check with the Planning Commission Chairperson before sending notices regarding noticing distances in excess of 300 ft.

There were no further comments from the Planning Commission or the public.

A motion was made by Steve Young and seconded by Rich Sibley to close the public hearing portion of the meeting.

A roll call vote was taken.

Shawn Martinie – Yes

Steve Young – Yes

Lydia Brown – Yes

Rich Sibley – Yes

Travis Vugteveen – Yes

Bill Maschewske – Yes

The motion carried unanimously with one member absent.

The Rezoning Criteria were reviewed next.

1. What is the character of the surrounding property? Will the requested rezoning result in spot zoning?

Response: The subject property has A-1 Agricultural Zoning on three sides and B-2 Commercial Zoning to the North. The requested rezoning will not result in spot zoning.

2. What is the suitability of the property in question for various purposes? Can it be used as it is zoned? Does it have to be rezoned in order to be reasonably used?

Response: The property is suitable for agriculture and can be used as it is zoned. The property does not need to be rezoned to be reasonably used.

3. What will be the effect on surrounding property values?

Response: It is expected that surrounding property values will remain unchanged or increase.

4. What will be the effect on the market value of the property in question?

Response: It will probably increase.

5. What is the general trend of future building and population growth?

Response: Both building and population are increasing.

6. How would the welfare of the Township residents be affected if the rezoning is approved or if it is denied?

Response: No negative impact is expected if approved.

7. What does the Master Plan indicate the land should be zoned?

Response: The Master Land Use Plan and the Lake Michigan Drive Commercial Overlay District of the M-231 Sub-Area Plan indicates B-2 Commercial for this site.

Rich Sibley – Inquired about the SW corner of the intersection of 120<sup>th</sup> Ave. and M-45.

Rich Bramer (Owner of Northland Farms) – This is the current location of our corporate headquarters and we do not want to move them.

A motion was made by Rich Sibley and seconded by Steve Young to recommend to the Township Board approval of the rezoning request from Northland Farms Properties LLC to rezone the Northwest 13.33 acres of parcel no. 70-08-27-100-005 from A-1 Agricultural to B-2 Commercial based upon the above findings in the evaluation of the Rezoning Criteria.

A roll call vote was taken.

Bill Maschewske – Yes

Travis Vugteveen – Yes

Rich Sibley – Yes

Lydia Brown – Yes

Steve Young – Yes

Shawn Martinie – Yes

The motion carried unanimously with one member absent.

Zoning Administrator Werschem – Stated he would work with Township Attorney Bultje to prepare the recommended Zoning Map Amendment for the Township Board.

#### Pay Bills

A motion was made by Travis Vugteveen and seconded by Lydia Brown to pay salaries for the month of September 2020 (one meeting, one member absent)

A roll call vote was taken.

Shawn Martinie – Yes

Steve Young – Yes

Lydia Brown – Yes

Rich Sibley – Yes

Travis Vugteveen – Yes

Bill Maschewske – Yes

The motion carried unanimously with one member absent.

#### Any and All Other Business

Chairperson Martinie – Stated he had a discussion with Greg Ransford of Fresh Coast Planning. The second Tuesday of each month was suggested as a meeting date dedicated to updating the Master Plan. The Chairperson noted that October 13, 2020 will be the kick-off meeting with the following month being the pre-workshop meeting. The timeline was discussed along with possible economic impacts.

Rich Sibley – Noted that the citizen survey will take longer than anticipated and perhaps the Township could pay for services in phases to minimize economic impact.

Zoning Administrator Werschem – Will the second Tuesday of the month meeting be dedicated to Planning?

Chairperson Martinie – Yes.

Bill Maschewske – Reminded everyone about the use of questions from the 1998 Citizen Survey as a starting point for the new survey.

Chairperson Martinie – Noted that he was informed in discussions with Greg Ransford of Fresh Coast Planning that Emma Posillico, who was to be the primary planner working with Robinson Township on updating the Master Plan, had left the firm and would be moving to Europe. As such, Mr. Ransford would be taking over her duties.

Township Attorney Bultje – Inquired if he would be needed initially in the second Tuesday of the month planning meetings?

Chairperson Martinie – No, not initially.

It was verified that Zoning Administrator Werschem would be available to run the Zoom meetings on the planned dates.

A motion was made by Travis Vugteveen and seconded by Lydia Brown to adjourn the Planning Commission meeting at 8:46 PM.

A roll call vote was taken.

Bill Maschewske – Yes

Travis Vugteveen – Yes

Rich Sibley – Yes

Lydia Brown – Yes

Steve Young – Yes

Shawn Martinie – Yes

The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission