

ROBINSON TOWNSHIP PLANNING COMMISSION
March 23, 2021

The regular meeting of the Robinson Township Planning Commission was called to order at 7:03 PM via Zoom (virtual meeting).

Present	Absent
Shawn Martinie Travis Vugteveen Bill Maschewske Lydia Brown George Schippers Michelle Gillespie Steve Young	None

By Michigan law, a roll call attendance was taken with each member in attendance identifying their name and the township they were in currently for the meeting. All members present were in Robinson Township.

Also present were Township Attorney Ron Bultje, Zoning Administrator Brian Werschem, and Supervisor Frank Johnson. There were no members of the public present.

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

A roll call vote was taken.

Bill Maschewske – Yes

Travis Vugteveen – Yes

Steve Young – Yes

George Schippers – Yes

Lydia Brown – Yes

Michelle Gillespie – Yes

Shawn Martinie – Yes

The motion carried unanimously.

A motion was made by Michelle Gillespie and seconded by Lydia Brown to approve as written the Planning Commission minutes of the February 23, 2021 meeting.

A roll call vote was taken.

Bill Maschewske – Yes

Travis Vugteveen – Yes

Steve Young – Yes

George Schippers – Yes

Lydia Brown – Yes

Michelle Gillespie – Yes
Shawn Martinie – Yes
The motion carried unanimously.

Non-Commission Inquiries and Questions – None

Reports and Communications

Travis Vugteveen reported the following from the March 10, 2021 Township Board meeting.

1. The Township Board approved Zoning Map Amendment no. 2021-03-01, following the Planning Commission's recommendation.
2. The Contract Zoning for parcel no. 70-04-31-400-002 was approved and the Clerk and Supervisor were authorized to sign the agreement.
3. The project estimate for the cost of paving 136th Ave. from Buchanan St. to Lincoln St. was approved.
4. Dumpster Day discussion was tabled until additional information could be obtained.
5. The Budget Public Hearing date was set for March 24, 2021 at 7:00 PM.

Announcements

Bill Maschewske inquired if the contract for the Novakoski contract rezoning had been resolved. Township Attorney Bultje stated that it was correct as written.

Chairperson Martinie stated he had talked with Township Planner Greg Ransford and was informed that the stakeholder meetings for the Agricultural District were completed. The first workshops will be held in late April or early May. Township meetings may now have up to 25 attendees. Chairperson Martinie inquired if the desire was to continue Zoom meetings.

Township Attorney Bultje – Informed everyone that State Law only allowed Township meetings to be conducted by Zoom until March 30 unless an extension was granted. It was noted that Ottawa County was approved for Zoom meetings until May 25, 2021. The Planning Commission agreed it would continue with Zoom meetings.

Old Business – None

New Business

As scheduled, the Planning Commission discussed options for larger accessory buildings on R-1 zoned parcels that are larger than the Zoning Ordinance specified minimum.

Chairperson Martinie – Read the accessory building size limitations for both the R-1 and the RR Zoning Districts.

Travis Vugteveen – Noted that in some municipalities, increasing setback requirements go along with increasing sizes for accessory buildings. (For example, setbacks may increase from 20 ft. to 50 ft.)

Lydia Brown – Suggested an increase in the required side yard of 10 ft. for each additional 1000 square ft. of accessory building.

It was noted that people want larger accessory buildings to accommodate the storage of motor homes and vehicle hoists.

Township Attorney Bultje – Suggested that some communities deal with requests for larger accessory buildings by Special Use. This works particularly well since each situation can be evaluated and appropriate conditions applied.

The problem of approving larger accessory buildings based upon larger acreage and then the parcel being split and reduced in size was discussed. Section 4.2(G) of the Zoning Ordinance was referenced.

Chairperson Martinie – Inquired how many R-1 Zoned parcels exist larger than the minimum required.

Lydia Brown – Referred to the Special Use Criteria in Chapter 32.5 of the Zoning Ordinance.

Zoning Administrator Werschem – Noted that most R-1 parcels are larger than the minimum of 150 ft. by 250 ft.

Bill Maschewske – Suggested allowing 1200 square feet of unattached accessory building up to 1 acre lot size and permitting an additional 1000 square feet for each additional acre (to be prorated for partial acres) up to 5 acres.

Travis Vugteveen – How many lots fall into the category of larger than one acre?

Lydia Brown – The Assessor should be able to tell the sizes of properties by zoning district and give us the answer.

Bill Maschewske – Noted the Township has many lots that are smaller than the required minimum since the required minimum was smaller prior to 1988. It was also suggested that the Special Use concept recommended by Township Attorney Bultje be used for parcels greater than 5 acres.

Lydia Brown – Specific criteria would be needed for the Special Use concept for larger and taller buildings.

Township Attorney Bultje – A special section could be added stating larger and taller accessory buildings may be permitted by Special Use on parcels greater than 5 acres.

Bill Maschewske – Inquired if anyone wanted to allow accessory buildings larger than 1200 square feet on minimum R-1 size parcels.

Supervisor Johnson – Stated he has had inquiries from residents with standard R-1 size parcels requesting larger accessory buildings.

A discussion followed regarding drainage issues when more than a certain percentage of a lot area is built upon in addition to Health Department requirements for septic systems and reserve areas for a replacement drain field.

Bill Maschewske – Suggested the residents Supervisor Johnson has talked to should attend the public hearing on the proposed Zoning Ordinance Text amendment.

Pay Bills

A motion was made by Travis Vugteveen and seconded by George Schippers to pay salaries for the month of March 2021 (one meeting, all present).

A roll call vote was taken.

Bill Maschewske – Yes

Travis Vugteveen – Yes

Steve Young – Yes

George Schippers – Yes

Lydia Brown – Yes

Michelle Gillespie – Yes

Shawn Martinie – Yes

The motion carried unanimously.

Any and All Other Business

Supervisor Johnson stated he had a list of items for the Planning Commission to work on.

A motion was made by Lydia Brown and seconded by George Schippers to adjourn the Planning Commission meeting at 8:24 PM.

A roll call vote was taken.

Bill Maschewske – Yes

Travis Vugteveen – Yes

Steve Young – Yes

George Schippers – Yes

Lydia Brown – Yes

Michelle Gillespie – Yes

Shawn Martinie – Yes

The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission