

ROBINSON TOWNSHIP PLANNING COMMISSION

August 24, 2021

The regular meeting of the Robinson Township Planning Commission was called to order at 7:00 PM at the Robinson Township Hall.

Present

Shawn Martinie
Travis Vugteveen
Bill Maschewske
Steve Young
Lydia Brown

Absent

Michelle Gillespie
One position vacant

Also present were Township Attorney Ron Bultje, Zoning Administrator Brian Werschem, Supervisor Frank Johnson, and approximately 18 members of the public. The attendance sheet is attached.

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

The motion carried unanimously with one member absent and one position vacant.

A motion was made by Travis Vugteveen and seconded by Shawn Martinie to approve as written the Planning Commission minutes of the June 22, 2021 meeting.

The motion carried unanimously with one member absent and one position vacant.

Non-Commission Inquiries and Questions

Mr. Carl Nelson of 124th Avenue Private inquired about his private road agreement. He is unable to get any cooperation from the other three parties involved in his Private Road Agreement regarding improving or maintaining the road. He requested to change it from a Private Road to an easement.

Township Attorney Bultje explained that changing the Private Road to an easement would not solve the problem since the easement would still need a Private Road Agreement. He also explained the requirements of Private Road Agreements.

Carl Nelson – Is there anything that can be changed in Robinson Township to eliminate my problem? Could the Private Road Agreement be amended?

Township Attorney Bultje – It takes agreement of all four of your Private Road Agreement members to amend the Agreement.

Bill Maschewske – Since the Township usually writes and approves the original Private Road Agreements, shouldn't the Township be involved in amending an Agreement.

Township Attorney Bultje – We have not done this in the past.

Carl Nelson – What if he just makes improvements to the road at his expense?

Zoning Administrator Werschem – The improvements would have to comply with the Zoning Ordinance.

Reports and Communications

Travis Vugteveen stated there was nothing to report pertaining to the Planning Commission.

Announcements

Chairperson Martinie reported that he has received a Notice of Intent to Plan from Grand Haven Charter Township.

New Business

As scheduled, the public hearing for the Special Use application for the Fox and Hen Winery at 13333 104th Ave., permanent parcel no. 70-08-11-200-031, was held. An introduction to the public hearing was given by Chairperson Martinie and the public hearing notice was read by Secretary Maschewske. The rules of procedure were reviewed by Chairperson Martinie and the public hearing was declared open.

Zoning Administrator Werschem noted that no written public comments were received.

A brief presentation was made by Andy Brooks of Callen Engineering Inc., representing the applicant. The applicant is seeking Special Use approval for a winery tasting room and processing building with paved asphalt parking. There will be a new well and septic system. There will be no effect on neighbors, lighting will be directed down, and there will be no impact on the neighbor's view. The proposed construction will be completed in one phase starting in June of 2022 with completion by June of 2023. Business hours were stated. They anticipate 24 customers per day.

Bill Maschewske – Requested the business hours be repeated.

Mr. Brooks – Business hours are proposed to be Tuesday through Thursday 11:00 AM. - 5:00 PM., Friday and Saturday 11:00 AM. - 8:00 PM. and Sunday 3:00 PM. - 6:00 PM. Hours may change seasonally.

Shawn Martinie – What is happening to the culvert on the North side of the property?

Wil Malski – They will replace it with a new culvert and improve the driveway of the neighbor to the North.

Chairperson Martinie – Has anyone notified Lisa LaFrance, the neighbor to the North?

Mr. Malski – No.

Bill Maschewske – Are any grape vines being removed to construct the building?

Wil Malski – No.

Bill Maschewske – How much acreage of grapes now, proposed and yield?

Wil Malski – Currently approximately $\frac{3}{4}$ acre with one ton yield. $2\frac{1}{2}$ to 3 acres are proposed.

Travis Vugteveen – Is any irrigation used?

Wil Malski – No. Irrigation is only used the first year of planting.

The Chairperson called for comments from the public.

Joyce Rein – Who are the neighbors on either side?

Chairperson Martinie read the landowners names from the Site Plan map.

David Saltsma – Stated he is in favor of the project.

Joyce Rein – Is a liquor license required?

Wil Malski – Yes, for the sale and consumption of wine.

Supervisor Johnson – Are there any problems from the State regarding approvals?

Wil Malski – They have not applied to the State yet.

There were no more comments or questions from the Planning Commission or the public.

Township Attorney Bultje – Noted the Michigan Department of Agriculture typically publishes standards for farm markets. The applicants are allowed a farm stand by State law as long as it is not on a platted parcel or a site condominium. A Site Plan can be required by local governments.

A motion was made by Travis Vugteveen and seconded by Lydia Brown to close the public hearing.

The motion carried unanimously with one member absent and one position vacant.

At this time, the application was reviewed compared to the applicable sections of the Zoning Ordinance.

Section 3.97 Roadside Stands

- A. The size is acceptable.
- B. The location of the roadside stand is acceptable.
- C. The roadside stand should have no effect on light and air circulation of adjoining properties and there was no public comment.
- D. No effect on the view of adjoining properties and no public comment.

Section 31.7 Required Data for Detailed Site Plan

- A. The Detailed Site Plan size is acceptable.
- B. Provided.
- C. Provided.
- D. Provided or N/A.
- E. Addressed in "Adjoining Land Usage page and clarified at meeting.
- F. Provided and requirement met.
- G. Provided. Playground not proposed.
- H. Provided.
- I. Size of electrical service not provided but will be similar to residential panel in size per applicant.
- J. Provided.
- K. Chairperson Martinie inquired if the Earth Change Ordinance applied to the creation of the detention pond by increasing the size of the existing pond. The detention pond will contain water similar to the existing pond. Article III, Section 2 of the Earth Change Ordinance was reviewed and it was determined that an Earth Change Permit was not required. Requirement met.
- M. USDA soil classifications provided.
- N. Acceptable.
- O. Provided.
- P. Provided or N/A.
- Q. Not provided at this time. It is acceptable for the Zoning Administrator to review and approve when submitted.
- R. Fixture information provided. Planning Commission accepts information submitted.
- S. Requirement met.
- T. No restricted chemicals.
- U. Provided.
- V. Provided.
- W. Requirement met.
- X. Provided.
- Y. Provided.
- Z. Provided.
- AA. Nothing is provided, but the 100 year flood plain not located near this property.

Travis Vugteveen – Is the building pole type construction?
Wil Malski – Yes.

BB. Provided.

CC. Nothing else required.

Section 31.8 Standards for Site Plan Review.

A. Consistent with the Master Land Use Plan.

B. N/A for Agricultural use.

C. Traffic circulation adequate.

D. N/A.

E. Adequately addressed.

F. Stormwater detention addressed.

G. All impacts minimized.

H. N/A.

I. Requirements will be met with permits from the Ottawa County Health Department.

J. Requirement met.

K. Requirement met.

L. Requirement met.

M. Handled through the Ottawa County Health Department.

N. To be addressed by the Zoning Administrator.

O. Requirement met.

P. Typically applicable for Commercial development but not applicable for Agriculture.

Section 32.5 General Standards for Considering Special Uses

A. Complies with requirements.

B.

1. No adverse effects.

2. Complies.

3. Complies.

4. No adverse effect on adjacent property owners.

C. Complies and requirements met.

D. Complies and requirements met.

E. Requirements will be met by the Ottawa County Health Department permits when received.

F. Proposed hours of operation shall not extend beyond 8:00 PM per applicant.

G. Residential type requirements.

H. Complies.

I. Consistent with A-1 Zoning.

J. Complies.

K. Complies with Chapters 3 and 4 of the Zoning Ordinance.

L. The Planning Commission determined it does not apply to this Special Use.

A motion was made by Steve Young and seconded by Lydia Brown to recommend to the Township Board approval of both the Site Plan and Special Use application for the Fox and Hen Winery for parcel no. 70-08-11-200-031 based upon meeting the Site Plan Requirements in Section 31.8, the General Standards for Considering Special Uses in Section 32.5, and the requirements of Section 3.97 of the Zoning Ordinance and with the following conditions.

1. Compliance with all representations in the application and verbal representations recorded in the minutes.
2. Compliance with all Federal, State, County, and Township ordinances.

A roll call vote was taken.

Lydia Brown – Yes

Shawn Martinie – Yes

Bill Maschewske – Yes

Steve Young – Yes

Travis Vugteveen – Yes

The motion carried unanimously with one member absent and one position vacant.

Old Business

The discussion of proposed amendments to the Private Road requirements in the Zoning Ordinance was continued from the previous meeting.

Chairperson Martinie – Inquired about the location of Private Road Easements when serving lots on both sides.

Following discussion, the Chairperson was in agreement with the proposed text.

Chairperson Martinie – Questioned the revision proposed for the General Provision for Corner Lot but agreed with the draft text following explanation.

A motion was made by Travis Vugteveen and seconded by Shawn Martinie to schedule a public hearing for September 28, 2021 for amendments to Sections 4.9B and 4.22 of the Zoning Ordinance as written in the draft Zoning Text Amendment dated July 7, 2021.

The motion carried unanimously with one member absent and one position vacant.

Pay Bills

A motion was made by Travis Vugteveen and seconded by Shawn Martinie to pay Planning Commission salaries for the month of August 2021 (one meeting, one member absent, one position vacant).

Any and All Other Business

Chairperson Martinie gave a progress report on the update to the Master Land Use Plan. The Planning firm contracted for this work, Fresh Coast Planning, conducted workshops with specific groups within the Township such as Residential and Agricultural. It was reported that the citizen participation was very poor.

Annette Munroe – Noted that the notices sent with the Summer Taxes was poorly timed and poorly done.

Bill Maschewske – When will we receive copies of the results of the Citizen Survey that was completed early this year?

Chairperson Martinie – Stated he would request this information from Fresh Coast Planning.

A motion was made by Travis Vugteveen and seconded by Lydia Brown to adjourn the Planning Commission meeting at 9:00 PM.

The motion carried unanimously with one member absent and one position vacant.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission



SIGN IN SHEET
Planning Commission Meeting
August 24, 2021 - 7:00 pm

PRINT NAME	SIGNATURE
Carl Nelson	Carl Nelson
Nancy Nelson	Nancy Nelson
David Munroe	David Munroe
Annette Munroe	Annette Munroe
Roger Hill	Roger Hill
Carol Hill	Carol Hill
DAVID SALTSMAN	DAVID SALTSMAN
Andy Brooks	Andy Brooks
Frank Johnson	Frank Johnson