

ROBINSON TOWNSHIP PLANNING COMMISSION
September 28, 2021

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

| Present | Absent |
|--------------------|---------------------|
| Shawn Martinie | Travis Vugteveen |
| Bill Maschewske | One position vacant |
| Steve Young | |
| Lydia Brown | |
| Michelle Gillespie | |

Also present were Deputy Supervisor Ernie Martin, Mark Sloothaak, and Joyce Rein. The attendance sheet is attached.

A motion was made by Michelle Gillespie 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 Lydia Brown and seconded by Steve Young to approve the Planning Commission minutes of the September 14, 2021 meeting with the correction of adding the word “a” to the phrase “at previous meeting” in line 4 of Old Business.

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

Non-Member Inquiries and Questions – None

Reports and Communications – None

Announcements – None

New Business -- None

Old Business

As scheduled, the public hearing for a proposed Zoning Ordinance Text Amendment to revise sections of the Zoning Ordinance relating to Private Roads was held. Corner Lots would be redefined, all Private Roads would need to have 24 feet of roadbed width, a setback of 14 feet would be required from all non-participating abutting parcels, and an effective date would be established.

An introduction to the public hearing was given by Chairperson Martinie and the public hearing notice was read by Secretary Maschewske. The Chairperson reviewed the rules of procedure and the public hearing was declared open.

Chairperson Martinie gave a summary of the proposed changes to the Zoning Ordinance Text and the reasons for them.

1. All Private Roads would require a roadbed width of 24 feet. This requirement follows the recommendation of the Fire Chief and also follows national standards for ingress and egress.
2. A buffer or setback of 14 feet would be required for all Private Roads from parcels not sharing the Private Road access. This requirement is in response to input from the public.
3. Corner Lot requirements would be changed to only be determined by intersecting streets.

There were no questions or comments from the Planning Commission and public input was requested.

Mark Sloothaak – Expressed concern about the 14 ft. setback proposed for a Private Drive. Several years ago he received Township approval for a mining operation called M.M.E. The project was designed with a 66 ft. wide easement leading back to the lake that is being created from the mining operation. The distance between the already created excavation and the easement currently represents the minimum lot dimension and cannot be increased by the proposed 14 ft. additional setback. The proposed Private Road would meet the current Zoning Ordinance requirements, but not the proposed requirements.

A discussion followed indicating that an actual Site Plan was not required by the Earth Change Ordinance, therefore, he does not have previous Township approval of the proposed easement for a Private Road that would allow his current configuration to be grandfathered if the Zoning Ordinance Text amendment is approved.

Mark Sloothaak – Is also concerned regarding the way the Zoning Administrator currently interprets the roadbed construction requirements for a Private Road contained in Sections 4.9B (A)(3) and 4.9B (B)(3).

A discussion followed to determine that the sand is generally used as a base for the gravel and the total of the sand base and the gravel overlay should meet the combined thickness requirements of the Zoning Ordinance. It was agreed this should be clarified in the Zoning Ordinance.

Mark Sloothaak – With a 14 foot setback, is there still a Front Yard requirement for the adjacent parcels?

Chairperson Martinie – No.

Joyce Rein – There is an easement next to her property that she states is partially on her property. Could this be developed into a Private Road?

Chairperson Martinie – If part of the easement is on your property, it cannot be developed into a Private Road by someone else.

Chairperson Martinie – Stated that the requirements for a Private Road base should be defined better. He will follow up with Zoning Administrator Werschem to confirm interpretation issues.

Mark Sloothaak – Stated he only wants this section of the Zoning Ordinance clarified.

There were no other questions or comments from the Planning Commission or the public. A motion was made by Michelle Gillespie and seconded by Lydia Brown to close the public hearing.

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

Chairperson Martinie – Two sections of the Zoning Ordinance pertaining to Private Roads needs to be clarified.

1. Sections 4.9B(A)(3) and 4.9B(B)(3) need clarification about the 4 or 6 inch base of sand with 6 inches of gravel on top.
2. An issue exists with the M.M.E. Earth Change site in which an easement for a Private Road is currently 1 foot off the adjacent property line. The end use is residential but there is not enough property between the lake and the property line to meet the proposed 14 foot Private Road setback requirement plus the 66 ft. wide easement width.

A motion was made by Steve Young and seconded by Michelle Gillespie to table the proposed Zoning Ordinance Text amendment regarding Private Roads pending resolution of concerns expressed at the public hearing.

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

Pay Bills

A motion was made by Michelle Gillespie and seconded by Lydia Brown to pay Planning Commission salaries for the September 28, 2021 meeting (one meeting, one person absent, one position vacant).

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

It was noted the next Planning Commission special meeting is scheduled for October 12, 2021 for planning purposes.

A motion was made by Steve Young and seconded by Michelle Gillespie to adjourn the Planning Commission meeting at 7:42 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
September 28, 2021 - 7:00 pm

PRINT NAME

Mark Sloothack

SIGNATURE

MS