

ROBINSON TOWNSHIP PLANNING COMMISSION
November 23, 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
Bill Maschewske
Lydia Brown
Michelle Gillespie
Travis Vugteveen

Absent

Steve Young
One position vacant

Also present were Zoning Administrator Brian Werschem, Supervisor Frank Johnson, Treasurer Bonnie Hayward, Fire Chief Paul VanVelzen and seven members of the public. The attendance sheet is attached.

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

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

A motion was made by Michelle Gillespie and seconded by Lydia Brown to approve the Planning Commission minutes of the October 26, 2021 meeting as written.

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

Non-Commission Member Inquiries and Questions – None

Reports and Communications

There was nothing to report from the Township Board pertaining to the Planning Commission.

Announcements – None

New Business – None

Old Business

Discussion of a proposed amendment to the Zoning Ordinance regarding Private Roads continued. A public hearing on this issue was held several months ago and input from both the public and the Zoning Administrator were considered and incorporated. The new proposed draft text was dated November 11, 2021 and redefined Corner Lot, revised requirements for the widths

of roadbeds, defined the location of the roadbed within the right of way, and eliminated the third paragraph of Section 4.9A.

Fire Chief Paul VanVelzen – How was the public hearing noticed? He stated he was unaware of the public hearing.

Chairperson Martinie – It was noticed in the Grand Haven Tribune, on the Township Web Site, and on the Township Hall bulletin board.

Laine and Jon Shellenbarger -- Inquired about what specifically was being revised regarding Private Roads. Land is for sale next to them on Stump St. They requested how the property is zoned and can it be developed?

Chairperson Martinie and Zoning Administrator Werschem – It is zoned RR (Rural Residential) and it could be developed with lots consistent with the Zoning District. It was noted that this property could be developed currently without adopting the proposed amendments.

Bill Maschewske – Inquired about the deletion of paragraph three of Section 4.9A. Without this paragraph, it appears that Private Roads are not allowed to meet frontage requirements for lots in any Zoning District.

A discussion followed and it was noted that “Private Road” was added to the first sentence of the first paragraph of Section 4.9A. This inclusion allowed Private Roads to meet frontage requirements.

Anne Goede—Stated that she lives on Limberlost Lane and inquired how the proposed changes would impact campgrounds on Limberlost Lane?

Chairperson Martinie – No change.

At this time, Chairperson Martinie outlined in detail the proposed changes in the draft Zoning Ordinance Text Amendments.

1. Redefine Corner Lot to eliminate issues with Private Roads.
2. Provide roadbed setbacks from easement boundaries for Private Roads.
3. Eliminate 20 ft. wide private driveways to access interior properties.

Supervisor Frank Johnson – From where is the front yard setback measured?

Chairperson Martinie – It is measured from the right-of-way line.

Fire Chief Paul VanVelzen – 136th Ave. that he lives on has just been paved and the right-of-way line moved.

Bill Maschewske – Is concerned about existing undeveloped lots with a 20 ft. private drive access.

Zoning Administrator Werschem – They will be legal non-conforming lots as long as they were legal when created.

Supervisor Frank Johnson – Why can't a 10 acre parcel with a 20 ft. easement access be developed into more lots?

Chairperson Martinie – Explained that the lot still has a legal use even if it cannot be split.

Bill Maschewske – Stated that Fire Chief VanVelzen recommended a 24 ft. wide drivable access for any ingress/egress to more than one parcel for safety reasons. Per the Fire Chief, this requirement is consistent with national standards.

Supervisor Frank Johnson – What limits the length of a Private Road?

Bill Maschewske – The Township has a police power ordinance that limits Private Roads to 1000 ft. in length if they are a dead end.

There were no more comments regarding the proposed Zoning Ordinance Text Amendments.

A motion was made by Michelle Gillespie and seconded by Travis Vugteveen to recommend to the Township Board approval of the proposed Zoning Ordinance Text Amendment with draft date of November 11, 2021 amending Sections 4.9A, 4.9B, and 4.22 of the Zoning Ordinance.

A roll call vote was taken.

Lydia Brown – Yes

Michelle Gillespie – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Travis Vugteveen – Yes

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

Pay Bills

A motion was made by Travis Vugteveen and seconded by Lydia Brown to pay Planning Commission salaries for November 2021 (one meeting, one member absent, one position vacant) The motion carried unanimously with one member absent and one position vacant.

Any and All Other Business

Zoning Administrator Werschem reminded everyone that there would be a planning meeting on December 14, 2021 to review draft Chapters 2 and 3 of the Updated Master Land Use Plan.

A motion was made by Travis Vugteveen and seconded by Michelle Gillespie to adjourn the Planning Commission meeting at 7:47 PM.

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

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission