

ROBINSON TOWNSHIP PLANNING COMMISSION

January 11, 2022

The special 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
Travis Vugteveen
Michelle Gillespie
Lydia Brown
Steve Young

Absent

One Position Vacant

Also present were Supervisor Frank Johnson and Planning Consultant Gregory Ransford of Fresh Coast Planning. The attendance sheet is attached.

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

The motion carried unanimously with one position vacant.

A motion was made by Michelle Gillespie and seconded by Travis Vugteveen to approve the Planning Commission minutes of the December 14, 2021 meeting as written.

The motion carried unanimously with one position vacant.

Master Planning

Gregory Ransford of Fresh Coast Planning gave a brief introduction regarding the current status of updating the Robinson Township Master Plan. As requested by the Planning Commission at the December 14, 2021 meeting, Chapter 2 was revised to include Citizen Survey information in the Introduction and Chapter 3 was revised to separate the various residential categories.

Chairperson Martinie called for comments regarding the revised Chapter 2, Agricultural Uses.

Bill Maschewske – Chapter 2, Introduction, paragraph 2 – Presented new draft text that would keep the same meaning but shift the emphasis of the paragraph. As currently written, the emphasis was on a concern expressed by several farmers at the Agricultural Stakeholder meeting to possibly exit farming at some unknown future date. Additionally, revised text was submitted for Chapter 2, Goals, bullet point no. 7.

The consensus was to accept the above changes to paragraph 2.

Travis Vugteveen – Chapter 2, Goals, bullet point no. 7 – Requested the word “convert” be changed to “transition” in the text proposed above.

This change and revised text were accepted.

Steve Young – Chapter 2, Recommendations, bullet point no. 6 – Insert following the words “drainage system...” “, provide soil erosion and sedimentation control, and reduce flooding.”

The change was accepted.

Chairperson Martinie – Chapter 2, Strategies, bullet point no. 7 – The “TBD” was removed from this bullet point. It should be left there for the present until the Planning Commission can further evaluate Development Boundaries.

The change was accepted.

There being no more comments on Chapter 2, Chairperson Martinie requested comments on Chapter 3, Residential Uses.

Steve Young – Stated he finds the three sections of Chapter 3, Residential Uses very confusing in that there are general Goals, Recommendations, and Strategies and then specific Goals, Recommendations, and Strategies for each specific type of Residential Use.

Bill Maschewske – Recommended three complete stand-alone Residential Sections in Chapter 3, each with stand-alone Goals, Recommendations, and Strategies. This would result in some duplication of text, but would be much easier for people to read and understand. Generally, the specific Residential category is known and individuals would then look to find everything applicable to that category of Residential Use in one Section without having to look for a general Section.

The concept of making three stand-alone Residential sections within Chapter 3 was discussed and accepted.

Lydia Brown – Chapter 3, High Density Residential Recommendations – Correct “varietyof” to “variety of”.

Bill Maschewske – Chapter 3, Introduction, third paragraph – Recommend deleting “we have concluded that” from the first sentence.

The idea was not accepted and the text remained unchanged.

Steve Young – Chapter 3, Goals, bullet point no. 3 – Change “discharge areas” to “recharge areas”.

This change was accepted.

Steve Young – Chapter 3, Specific Recommendations – Noted the statement “Require the preservation of trees between the public street and the dwelling”.

Steve Young and Travis Vugteveen – Recommended changing this statement to “Require the preservation and/or planting of trees between the public street and the dwelling.” This applies to Recommendations for all three Residential categories.

A discussion followed and it was noted by Gregory Ransford that this requirement would not apply to individual landowners but only to developments that required a Site Plan. Individual single family home construction does not require a formal Site Plan.

Chairperson Martinie – Chapter 3, Recommendations for Medium Density Residential Uses – Noted the TBD requirement for public water and sewer for discussion.

Bill Maschewske – Stated that the requirement for public utilities was not included in the Medium Density Residential Goals. The requirement should be included in the Goals to be included in the Recommendations.

Travis Vugteveen – Recommended leaving the requirement for public utilities in the Medium and High-Density Residential Use Recommendations and to add this requirement to Medium Density Residential Use Goals and to remove the TBD.
This recommendation was accepted.

Travis Vugteveen – Chapter 3, High Density Residential Goals, bullet point no. 1 – Change “Provide” to “Require” and remove the word “adequate”.
This change was accepted.

Bill Maschewske – Chapter 3, Strategies, bullet point no. 3 – Change “water quality concerns” to “water quality and or quantity concerns”.
The change was accepted.

Steve Young – Same bullet point no. 3 as above – Change “groundwater aquifer study” to “hydrogeologic study”.
The change was accepted.

Steve Young – Chapter 3, Low Density Residential Strategies, bullet point no. 1 – Following the words “septic systems” add “and provide wells”. Delete the word “and”.
This change was also accepted.

Lydia Brown – Chapter 3, High Density Residential Strategies, bullet point no. 3 – Add the word “the” before “R-2 Zoning District”.
Correction accepted.

There were no more comments regarding Chapter 3.

Gregory Ransford announced that the next Chapter to be reviewed would be “Environmental”.

New Business – None

Old Business – None

Chairperson Martinie reported that he had interviewed Anne Goede at the request of the Township Board as a potential candidate for the vacant position on the Planning Commission.

Pay Bills

A motion was made by Travis Vugteveen and seconded by Michelle Gillespie to pay salaries for the January 11, 2022 Planning Commission meeting (Six members present, one position vacant). The motion carried unanimously with one position vacant.

Adjournment

A motion was made by Travis Vugteveen and seconded by Lydia Brown to adjourn the Planning Commission meeting at 8:55 PM.

The motion carried unanimously with one position vacant.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachment: Attendance Sheet

