

ROBINSON TOWNSHIP PLANNING COMMISSION

January 25, 2022

The regular meeting of the Robinson Township Planning Commission was called to order at 7:05 PM at the Robinson Township Hall.

Present

Shawn Martinie
Bill Maschewske
Travis Vugteveen
Anne Goede
Lydia Brown
Steve Young

Absent

Michelle Gillespie

Also present were Township Attorney Ron Bultje and David and Annette Munroe. The attendance sheet is attached.

Anne Goede was introduced to the Planning Commission as the new member filling a vacant position. Anne was given a copy of the Zoning Ordinance and other materials and departed the meeting at this time. A quorum of the Planning Commission remained.

A motion was made by Travis Vugteveen and seconded by Lydia Brown to approve the agenda with the addition of an "Any and All Other Business" line item.

The motion carried unanimously among those present.

A motion was made by Travis Vugteveen and seconded by Lydia Brown to approve the Planning Commission minutes of the January 11, 2022 meeting as written.

The motion carried unanimously among those present.

New Business -- None

Old Business

A proposed Zoning Ordinance Text Amendment with draft date of 12/01/2021 was previously forwarded by the Planning Commission to the Township Board with a recommendation to approve. At the December Township Board meeting, the Planning Commission representative from the Township Board, Travis Vugteveen, requested, with the approval of the Planning Commission Chairperson, that the Text Amendment be returned to the Planning Commission prior to review and action. The Planning Commission wished to add additional text to clarify that Private Roads were only allowed in the R-1, R-2, and RR Zoning Districts. The additional text would result in no functional change to the Zoning Ordinance or the proposed amendment.

At this time, Chairperson Martinie called for comments on the proposed amendment.

Bill Maschewske – Suggested wording to add to the first paragraph of Section 4.9A of the Zoning Ordinance.

Township Attorney Bultje – Proposed additional text to Section 4.9B accomplishing the same clarification.

A discussion followed and it was agreed to use the clarification text proposed by Township Attorney Bultje. The words “the only Districts where Private Roads are allowed,” shall be added to Section 4.9B(A) following the text “the RR, R-1, or R-2 Zoning Districts,”.

The Township Attorney will prepare new draft text incorporating this change dated January 25, 2022. He will also prepare a marked-up version of the proposed Zoning Ordinance Text Amendment showing all changes from the current adopted text.

A motion was made by Steve Young and seconded by Lydia Brown to recommend to the Township Board the adoption of a Zoning Ordinance Text Amendment with draft date of 1/25/2022 regarding Private Roads, Minimum Frontage, and Corner Lots, Sections 4.9B, 4.9A, and 4.22 respectively.

A roll call vote was taken.

Lydia Brown – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Steve Young – Yes

Travis Vugteveen – Yes

The motion carried unanimously among those present.

Any and All Other Business

Travis Vugteveen stated the Township has received seven or eight calls, primarily from realtors, regarding if short term rentals are permitted in Robinson Township. The Township response has been that short term rentals are not allowed.

Bill Maschewske – What specific part of the Zoning Ordinance prohibits short term rentals.

Township Attorney Bultje – Michigan courts have held that short term rental is a commercial use. The prohibition in non-commercial Zoning Districts is based on case law.

Chairperson Martinie – Cited cases of where recreational property is bought by non-residents for rental purposes, driving up prices so that the citizens can no longer afford to live in their homes.

Township Attorney Bultje – Noted that most of the residences in South Haven are short term rentals. He also noted that the Michigan State Legislature currently has pending legislation regarding short term rentals and reviewed the draft conditions. His recommendation was to wait

and see if the legislation passes first before drafting a Zoning Ordinance amendment regarding short term rentals.

Travis Vugteveen – Noted that short term rentals also includes recreational vehicle camping.

Bill Maschewske – Stated he believes the Zoning Ordinance deals with recreational vehicle camping in the floodplain or E-1 Zoning District.

Township Attorney Bultje – Read Section 9.3(D) of the Zoning Ordinance which permits one recreational vehicle for up to 100 days per year in the E-1 Zoning District.

Pay Bills

A motion was made by Travis Vugteveen and seconded by Steve Young to pay salaries for the January 25, 2022 Planning Commission meeting (one meeting, one member absent).

The motion carried unanimously among those present.

Adjournment

A motion was made by Travis Vugteveen and seconded by Steve Young to adjourn the Planning Commission meeting at 7:45 PM.

The motion carried unanimously among those present.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachment: Attendance Sheet



SIGN IN SHEET
Planning Commission Meeting
January 25, 2022 - 7:00 pm

PRINT NAME

SIGNATURE

Annette Munroe

Annette Munroe

David Munroe

David Munroe