

ROBINSON TOWNSHIP PLANNING COMMISSION  
April 12, 2022

The special 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  
Lydia Brown  
Steve Young  
Michelle Gillespie

Absent

Anne Goede

Also present was Planning Consultant Gregory Ransford of Fresh Coast Planning. The attendance sheet is not attached since it included no names.

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

The motion carried unanimously.

A motion was made by Michelle Gillespie and seconded by Lydia Brown to approve the Planning Commission minutes of the March 8, 2022 meeting as written.

The motion carried unanimously.

Master Planning

Bill Maschewske questioned the meanings of response choices for some of the questions in the Citizen Survey. It was also requested that draft copies of the updated Master Plan text include draft dates for clarification.

Chairperson Martinie – Inquired if Planner Gregory Ransford had a discussion with the Township Attorney regarding whether the Township Attorney had drafted the corresponding Zoning Ordinance language to the M-231 Sub-Area Plan text included in the current Master Land Use Plan. The reason for the inquiry was to determine if all of the requirements included in the current M-231 Sub-Area Plan were already included in the Zoning Ordinance.

Gregory Ransford – No, he did not.

A discussion followed and it was believed that Township Attorney Ron Bultje had drafted the Zoning Ordinance text. This would be confirmed with the Township Attorney. If confirmed, it would provide assurance that all M-231 Sub-Area Plan requirements in the Master Plan were already included in the Zoning Ordinance.

At this time, Chairperson Martinie called for any comments regarding the latest draft of Chapter 4 of the updated Master Plan.

Bill Maschewske – Noted that the change requested by Steve Young at the last meeting in the Introduction, Paragraph 2 to delete the words “that discharge” were not deleted. A discussion followed and it was agreed to leave the text unchanged.

Hearing no more comments regarding Chapter 4, Chairperson Martinie requested comments on Chapter 5.

Steve Young – Requested that the first part of the Introduction include more businesses such as marinas. This change was accepted.

Chairperson Martinie – Reviewed Citizen Survey responses in the Introduction and requested that the 28% of respondents wanting “No Change” be included.

Steve Young – M-231 Commercial Uses, Primary Growth Area Recommendations, Bullet 5, Square Bullet 1. Change “right-of-was” to “right-of-way”.

Bill Maschewske – M-231 Commercial Uses, Primary Growth Area, Recommendations. Where is Map 2 that is referenced?

Gregory Ransford – It is in the current Master Land Use Plan.

Gregory Ransford – Introduction, M-231 Highway, second paragraph. Add 30% No Change responses to the included statistics from the Citizen Survey.

There were no more comments regarding Chapter 5.

Chairperson Martinie requested comments regarding Chapter 6.

Gregory Ransford had requested Planning Commissioners to review and consider what statistics from the Citizen Survey should be included in the Introduction. Following discussion, it was agreed to include the statistics from Questions 26 and 29.

It was also noted that in the Introduction, first paragraph, the “a” preceding “rezoning” should be deleted.

Steve Young – M-231 Industrial Uses, Goals. Make the grammar of all bullet items parallel.

Bill Maschewske – Introduction, first paragraph, second sentence. This sentence does not make sense.

Gregory Ransford response – Corrections were made in the marked-up copy that did not carry through to the clean copy. This will be revised.

Bill Maschewske – Introduction. Request that an explanation of the Mining District Zoning classification be included. This is a temporary zoning district enabling mining with the intention of rezoning the property consistent with the Master Plan and the zoning of surrounding properties at the conclusion of mining activities.

Chairperson Martinie – Introduction, M-231 Highway. The last sentence is too long and does not make sense. The marked-up copy is better. Gregory Ransford will clean up the wording.

Bill Maschewske – General Industrial Uses, Goals, Bullet 5. Add “Dark Sky” requirements.

Following discussion, it was agreed to include Dark Sky requirements consistent with Chapter 5.

Bill Maschewske – M-231 Industrial Uses, preceding Goals. Where is the Appendix including the basis for the Goals, Recommendations, and Strategies?

Gregory Ransford – It is pages 13 through 21 of the current M-231 Sub- Area Plan.

Bill Maschewske – M-231 Industrial, Recommendations, Bullet 6. What is “vehicle staking”?

Gregory Ransford – This should be corrected to “vehicle stacking”.

There were no more comments regarding Chapter 6.

### Pay Bills

A motion was made by Travis Vugteveen and seconded by Lydia Brown to pay salaries for the April 12, 2022 Planning Commission meeting (one meeting, one member absent).  
The motion carried unanimously.

A motion was made by Travis Vugteveen and seconded by Steve Young to adjourn the Planning Commission meeting at 8:56 PM.  
The motion carried unanimously.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission