

ROBINSON TOWNSHIP PLANNING COMMISSION
May 24, 2022

The regular meeting of the Robinson Township Planning Commission was called to order at 7:02 PM at the Robinson Township Hall.

Present

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

Absent

Michelle Gillespie

Also present were Township Attorney Ron Bultje, Zoning Administrator Julie Lovelace, Philip Johnson of Resource Planning and Design, LLC representing S and M Gravel, and Mark Sloothaak of S and M Gravel. The attendance sheet is attached.

A motion was made by Travis Vugteveen and seconded by Anne Goede to approve the agenda with the correction of changing the date of the minutes to be approved from April 12, 2022 to May 10, 2022.

The motion carried unanimously with one member absent.

A motion was made by Travis Vugteveen and seconded by Steve Young to approve the Planning Commission minutes of the May 10, 2022 meeting as written.

The motion carried unanimously with one member absent.

Non Commission Inquiries and Questions – None

Reports and Communications

Travis Vugteveen reported he inquired at the May 11, 2022 Township Board meeting regarding Planning Consultant Gregory Ransford working with Ottawa County GIS to update proposed Master Land Use Plan maps in addition to other Township maps.

A general discussion followed at the Planning Commission regarding the maps needing updating.

Announcements

Chairperson Martinie introduced Julie Lovelace as the new Zoning Administrator contracted from Fresh Coast Planning.

Old Business – None

New Business

The first item of business was the Earth Change Permit renewal application for the S and M Gravel 108th Avenue Site. Chairperson Martinie requested discussion regarding the application.

Chairperson Martinie – Please advise regarding Cell Unit 4?

Philip Johnson – It is storage.

Travis Vugteveen – What does “No tracking” on 108th Ave. mean in the Zoning Administrator’s report?

Zoning Administrator Lovelace – It means no spilled material on the roadway.

Bill Maschewske – Is the remediation of the buffer zone infringement identified in the 2019 renewal permit complete?

Philip Johnson and Mark Sloothaak – Yes. It was actually remediated before 2019 and should not have been included in the 2019 permit.

Bill Maschewske – Are the “No Trespassing” signs in place?

Zoning Administrator Lovelace – She did not specifically check all of them.

Philip Johnson – Stated they are all in place because he checked prior to submitting the renewal application.

Bill Maschewske – Is there fuel storage on site?

Philip Johnson responded “Yes” and they have secondary containment in place.

Bill Maschewske – Do we know what the original water level elevations were?

Philip Johnson and Mark Sloothaak – No, he does not have that information with him, although they do know there are no adverse consequences and water levels are as predicted.

Bill Maschewske – Have there been any citizen complaints since the last renewal?

Zoning Administrator Lovelace – None of which she is aware.

There were no more questions regarding this application.

A motion was made by Travis Vugteveen and seconded by Lydia Brown to recommend to the Township Board approval of the S and M Gravel Class B Earth Change permit renewal for the

108th Avenue Site based upon compliance with Article VII, Section 2 (e) of the Earth Change Ordinance and the written and verbal report from the Zoning Administrator subject to the same conditions as previously in place.

A roll call vote was taken.

Anne Goede – Yes

Lydia Brown – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Steve Young -- Yes

Travis Vugteveen – Yes

The motion carried unanimously with one member absent.

The next item of New Business was the Class B Earth Change Permit renewal application for the S and M Gravel Clark Farm Site. A report had been submitted by the Zoning Administrator. Chairperson Martinie requested questions and comments.

Chairperson Martinie – Will there be a lake on this site?

Philip Johnson – There was a 100 acre lake proposed at one time. No plans are finalized at this time.

Chairperson Martinie – Where is processing done?

Philip Johnson – In Cell Unit 2.

Bill Maschewske – Is there any on site fuel storage?

Mark Sloothaak – Yes and they have secondary containment.

Bill Maschewske – Are the required “No Trespassing” signs in place?

Philip Johnson – Yes.

Bill Maschewske – Have there been any citizen complaints?

Zoning Administrator Lovelace – None.

Bill Maschewske – Are Cells 2, 3, and 4 in interim reclamation status and is Cell 4 stabilized?

Philip Johnson – Yes to both questions.

Chairperson Martinie – Have there been any citizen complaints?

Zoning Administrator Lovelace – None.

Bill Maschewske – Are the surveillance fees up to date?

Mark Sloothaak – Yes they are.

Anne Goede – Questioned the location of the Bonding Certificate for the Clark Farm Site.

The Bonding Certificate was found in the Planning Commission packet but looked different than the Certificate for the 108th Ave. Site.

Hearing no more comments, a motion was made by Travis Vugteveen and seconded by Anne Goede to recommend to the Township Board approval of the S and M Gravel Clark Farm Site Class B Earth Change renewal permit based upon compliance with Article VII, Section 2 (e) of the Earth Change Ordinance and the verbal and written report from the Zoning Administrator subject to the same conditions as previously in place.

A roll call vote was taken.

Anne Goede – Yes

Lydia Brown – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Steve Young – Yes

Travis Vugteveen – Yes

The motion carried unanimously with one member absent.

The next item of New Business was the Class B Earth Change Permit renewal application for the S and M Gravel South Cedar Site. A report had been submitted by the Zoning Administrator. Chairperson Martinie requested questions and comments.

Bill Maschewske – Is there on site storage of fuel and are all the “No Trespassing” signs in place?

Mark Sloothaak – There is secondary containment of the stored fuel and all “No Trespassing” signs are in place.

Bill Maschewske – Is aggregate processing water coming from a processing pond and has the topsoil been stockpiled?

Mark Sloothaak – There is no wet processing on site and the topsoil is stockpiled.

Bill Maschewske – Have there been any citizen complaints?

Zoning Administrator Lovelace – No.

Chairperson Martinie – Is Cell Unit 8 the only cell that has not been opened?

Mark Sloothaak – Yes.

Shawn Martinie – Questioned the size of the lake.

Philip Johnson – Noted that it is now into Cell Unit 5. A larger lake was recently approved by the Township.

Lydia Brown – Noticed new surveying stakes on the property lines. What do these indicate?

Mark Sloothaak – Stated he has recently purchased the property from Construction Aggregates.

Hearing no more comments, a motion was made by Travis Vugteveen and seconded by Lydia Brown to recommend to the Township Board approval of the S and M Gravel South Cedar Site Class B Earth Change renewal permit based upon compliance with Article VII, Section 2 (e) of the Earth Change Ordinance and the verbal and written report from the Zoning Administrator subject to the same conditions as previously in place.

A roll call vote was taken.

Anne Goede – Yes

Lydia Brown – Yes

Bill Maschewske – Yes

Shawn Martinie – Yes

Steve Young – Yes

Travis Vugteveen – Yes

The motion carried unanimously with one member absent.

Pay Bills

A motion was made by Shawn Martinie and seconded by Travis Vugteveen to pay salaries for the May 24, 2022 Planning Commission meeting (1 meeting, one member absent).

The motion carried unanimously.

Any and All Other Business That May Come Before the Commission

Zoning Administrator Lovelace stated there is a potential new mining site being investigated in Section 10 North of Lincoln St. and West of 112th Ave. A brief discussion followed.

Chairperson Martinie discussed a disparity in the Zoning Ordinance regarding Accessory Buildings. Under specific circumstances, a larger accessory building is permitted in R-1 and R-2 than in the RR Zoning District. This situation resulted from a recent amendment to the Zoning Ordinance regarding Accessory Buildings.

Bill Maschewske – Noted that if we are going to address Accessory Buildings, we should look at Section 4.2 of the Zoning Ordinance regarding what constitutes an attached accessory building.

Chairperson Martinie – Questioned the urgency to amend these issues and questioned if a Zoning Ordinance Amendment specific to these issues was necessary. This subject will be scheduled for a future meeting after adequate time for all to review and decide the timeline.

Adjournment

A motion was made by Travis Vugteveen and seconded by Steve Young to adjourn the Planning Commission meeting at 9:15 PM.

The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission



SIGN IN SHEET
Regular Meeting of the
Planning Commission
May 24, 2022 at 7:00 pm

PRINT NAME

SIGNATURE

Phil Johnson	[Handwritten Signature]
Mark Stouthaak	[Handwritten Signature]