

ROBINSON TOWNSHIP PLANNING COMMISSION
August 9, 2022

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

Present	Absent
Shawn Martinie Bill Maschewske Travis Vugteveen Steve Young Lydia Brown Michelle Gillespie	Anne Goede

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

A motion was made by Travis Vugteveen and seconded by Lydia Brown to approve the meeting agenda as written.
The motion carried unanimously with one member absent.

A motion was made by Michelle Gillespie and seconded by Lydia Brown to approve the July 26, 2022 Planning Commission minutes as written.
The motion carried unanimously with one member absent.

Master Planning

Chairperson Martinie requested comments regarding the 6/24/22 version of Chapter 8, Public Utilities.

Bill Maschewske – Could not tell if “High Density Residential” was added to all necessary locations.

Following review, it was determined that the text was added in all necessary locations.

Bill Maschewske noted that the Citizen Survey Questions looked much better in Table format.

There were no more comments regarding Chapter 8.

Chairperson Martinie inquired if anyone had comments regarding the 6/24/22 version of Chapter 9, Transportation.

There were no comments from the Planning Commission. Gregory Ransford noted that he had finally been contacted by MDOT in reply to his inquiry regarding what type of streets M-231 and M-45 are, however, the question was still not answered.

Comments were requested regarding the 7/19/22 version of Chapter 10, Implementation.

Bill Maschewske—

1. Relationship of Master Plan Classifications to Zoning Districts, third paragraph. Correct “Pan” to “Plan”.
2. Table 1 on Page 2 of Chapter 10. Questioned the relationship between the two columns. Following a lengthy discussion including Document Control at the Township, it was agreed to remove “Rural Residential” from Column 2, Row 1.
3. Suggest deleting both the first and last sentences of this paragraph. Both of these sentences refer to a methodology that was used by Robinson Township many years ago and has no relevance to the Mining District anymore and only adds confusion. It was agreed to delete these two sentences.
4. Table 2. Following discussion of Table 1, it was agreed this Table needed no changes.

Review of Chapter 10, Implementation, was completed and the Appendix (no draft date) was reviewed next.

Bill Maschewske –

1. Should the Citizen Survey results be included? Gregory Ransford responded yes and that the Workshop results should be included also.
2. Since Planned Unit Development (PUD) is a Zoning District in the Zoning Ordinance, should it be included in the Master Plan text in Chapter 10? A discussion followed during which Gregory Ransford stated it was not necessary to include PUD in Chapter 10, Implementation, however, a paragraph could be added similar to that included for Mining District. The same logic would apply to Mobile Home Park Zoning District.

A general discussion followed regarding the content of pages 46, 47, and 48 of the M-231 Sub-Area Plan. It was determined this material has already been addressed in the Zoning Ordinance except for Stormwater management.

Chairperson Martinie –

1. Appendix, Table 1 of the Sub-Area Plan. The traffic projections should be replaced with actual measured data if available. Gregory Ransford agreed to update this information.

2. Appendix C. Where is this data from if not from the 2020 Census? Gregory Ransford stated it is from the 2020 American Community Survey 5 Year Estimate since the 2020 official Census Data has not been released. It was agreed to have Appendix C clearly reference the source and state why official Census data was not used.
3. Appendix B. The first sentence needs to be finished.

Bill Maschewske – Who is going to be responsible for producing the supporting maps electronically?

It was agreed that Fresh Coast Planning would work with the Ottawa County GIS Department for maps, however, if there is a cost, Fresh Coast would need authorization from the Township Board to make expenditures.

Chairperson Martinie – There is a section of Table 3, fourth page that has “x’s” for data. Please either delete or state why there is no data.

If the Township must pay for map work, Gregory Ransford will get prices for Township Board approval. Travis Vugteveen will check with the Township Board on August 10, 2022 to see if the Township has a contracted service with Ottawa County GIS for map services and report to Fresh Coast Planning. Planning activities were concluded at this time.

Chairperson Martinie collected requested additions from each Planning Commissioner to add to the list of topics to be discussed with the Township Board. The subjects were reviewed and duplicates eliminated. Michelle Gillespie noted that Freddie Mac recognizes accessory dwelling units on single family property (one to three units).

Old Business – None

New Business -- None

Pay Bills

A motion was made by Travis Vugteveen and seconded by Michelle Gillespie to pay Planning Commission salaries for the August 9, 2022 meeting (one meeting, six members present). The motion carried unanimously with one member absent.

Adjournment

A motion was made by Travis Vugteveen and seconded by Steve Young to adjourn the Planning Commission meeting at 9:27 PM. The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission