

ROBINSON TOWNSHIP PLANNING COMMISSION  
January 10, 2023

The special meeting of the Robinson Township Planning Commission was called to order at 7:01 PM at the Robinson Township Hall.

Present

Shawn Martinie  
Bill Maschewske  
Travis Vugteveen  
Michelle Gillespie  
Anne Goede  
Lydia Brown

Absent

Steve Young

Also present were Township Planner Gregory Ransford and members of the public Miguel and Derek Ochoa. The attendance sheet is attached.

Approval of Agenda

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.

Adopting of Previous Minutes

A motion was made by Michelle Gillespie and seconded by Travis Vugteveen to approve as written the minutes of the November 22, 2022 Planning Commission meeting. The motion carried unanimously with one member absent.

Master Planning

A brief summary to date of progress regarding the required five year review of the Master Land Use Plan was given by Planner Gregory Ransford of Fresh Coast Planning. He noted he has the latest NRCS (Natural Resources Conservation Services) electronic Soils Survey Map for Robinson Township. The Draft 2022 Land Use Plan Map has also been updated by the Ottawa County GIS Department in accordance with the requested changes at the November 1, 2022 Planning Commission meeting. He still has been unable to get the correct classification of M-45 from MDOT.

The requested changes to the Draft 2022 Land Use Plan Map from the November 1, 2022 Planning Commission meeting were individually reviewed and all were found to have been made correctly.

Anne Goede – Inquired about the changes to the Draft Land Use Plan at the end of North Cedar St. in the Northeast corner of the Township.

Chairperson Martinie – These changes were made to reflect properties formerly owned by the Ottawa County Road Commission which have been sold and are now privately owned.

Properties near the intersection of 120<sup>th</sup> Ave. and Lincoln St. owned by Spring Meadow Nursery were reviewed and found to be planned Rural Residential. It was decided to make no changes to the Draft Land Use Plan in this area.

Anne Goede – Noted that the area owned by River Haven Marina was not planned for Commercial.

A discussion followed and the boundaries of the property owned by River Haven Marina and currently zoned Commercial were identified and were marked to be planned for Commercial on the Draft 2022 Land Use Plan. Chairperson Martinie has a photograph of the tentative changes and Planner Ransford has the marked-up map.

The NRCS Soils Survey Map from 2022 was discussed. It was agreed to incorporate this map into the updated draft Master Land Use Plan.

A discussion was held regarding the report issued by Dr. David Lusch of MSU titled “Aquifer Recharge in Robinson Township, Ottawa County”. Bill Maschewske explained that he was originally enrolled in a training session called “Water Class” from MSU in 2020. Dr. Lusch presented a map of Ottawa County in the class that identified both glacial and bedrock potential aquifer recharge areas in Ottawa County. Bill Maschewske requested a copy of the map and later asked email questions of Dr. Lusch. The above report resulted from an inquiry regarding the basis for the identification of the glacial recharge areas. Since Planning Commissioners only received the report at this meeting, it was agreed to delay a decision regarding inclusion in the draft Master Land Use Plan until all could review it. In particular, the Planning Commission would like the report reviewed by Steve Young.

The following items were identified to be addressed at the next planning meeting.

1. Review map updates
2. Continue map review
3. Discuss Dr. Lusch Aquifer Study
4. Consider Growth Boundaries

The Township Water and Sewer Plans were discussed. It was agreed the Plans would be referenced but not included in the updated Master Land Use Plan since they are formally adopted documents.

At this time, Growth Boundaries were again discussed. Planner Ransford stated that his past experience indicated that Growth Boundaries must be associated with some physical barrier to the extension of utilities, either natural or man-made to be considered legally defensible. Planner Ransford suggested that M-231 could be such a boundary. This suggestion was discussed and it was agreed that M-231 was not located where a Growth Boundary was needed. The Marathon Pipeline was also examined as a Growth Boundary and it was concluded that the location also was not where a Growth Boundary was needed.

Chairperson Martinie – Stated he thinks it is too early to establish a Growth Boundary.

#### Pay Bills

A motion was made by Travis Vugteveen and seconded by Michelle Gillespie to pay salaries for the January 10, 2023 meeting (6 members present, 1 absent).  
The motion carried unanimously with one member absent.

#### Adjournment

A motion was made by Travis Vugteveen and seconded by Michelle Gillespie to adjourn the Planning Commission meeting at 8:48 PM.  
The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary  
Robinson Township Planning Commission

Attachment: Sign In Sheet for Planning Commission January 10, 2023 meeting.



PRINT NAME  
Derek Ochoa  
Miguel Ochoa

SIGNATURE

*[Handwritten signature]*