

ROBINSON TOWNSHIP PLANNING COMMISSION
March 14, 2023

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
Michelle Gillespie
Lydia Brown
Steve Young

Absent

Anne Goede

Also present were Supervisor Frank Johnson and Township Planner Gregory Ransford. There were no members of the public present. 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 Travis Vugteveen and seconded by Shawn Martinie to approve as written the minutes of the February 28, 2023 Planning Commission meeting.

The motion carried unanimously with one member absent.

Master Planning

The first item to be discussed was the inclusion of the Citizen Survey in the final copy of the updated Master Land Use Plan. Following discussion, it was agreed to include a summary of the results and make the complete survey a reference document to the updated plan.

Chairperson Martinie then requested Planning Commission comments on each Chapter of the finalized Master Land Use Plan text.

- Preface – No comments
- Chapter 1 Community Preferences

Chairperson Martinie – The second paragraph should state that only a summary of the Citizen Survey will be included in the final edition of the updated Master Land Use Plan.

Travis Vugteveen – *Residential Interests* – Questioned the statement of maintaining current density limits. It was agreed following discussion to not change this statement.

Bill Maschewske – *Findings, Core Values* – Questioned the statement regarding “Clustered development to protect agricultural lands”. The Citizen Survey results are somewhat confusing since for Residential development, the citizens did not favor clustered developments, but for residences in agricultural areas, favored it. It was agreed to change “Clustered” to “Focused” for agricultural lands.

- Chapter 2 Agricultural Uses

Chairperson Martinie – *Strategies, Page 8* – Eliminate the Bullet Point starting with (TBD) regarding development boundaries since the Planning Commission agreed to not use the concept at this time.

Bill Maschewske – Requested inclusion of the Dr. David Lusch deep and shallow aquifer recharge area study in the Master Land Use Plan.

After lengthy discussion, it was agreed to use the Dr. Lusch report as support for the Agricultural Zoning in the Southwest part of the Township and the document itself will go into the appendix of the updated Master Land Use Plan.

It was also agreed to incorporate Bullet 3 for Goals, Recommendations, and Strategies into Chapter 3, Low Density Goals, Recommendations, and Strategies.

- Chapter 3 Residential Uses

Shawn Martinie – *Medium Density, Strategies* – “Conduct a hydrogeological study, if existing evidence reveals water quality and or quantity concerns.” Planner Ransford is to investigate this statement.

Bill Maschewske – Requested identification of “shall” vs. “should” throughout all chapters for final review. This issue was remains open.

Chairperson Martinie – *Medium Density, Strategies, Bullet 6* – The use of “should” was discussed and it was agreed to leave as “should”.

Chairperson Martinie – *High Density Residential, Strategies, Bullet 3* – “Conduct a hydrogeological ...”. This statement needs further review.

- Chapter 4 Lowland Resource Conservation

Travis Vugteveen – *Introduction, Paragraph 2* -- Include Bass Creek in addition to Bass River since both are identified on the Waterways Map.

Chairperson Martinie – *Strategies, Bullet 2* – “Conduct a hydrogeological study ...”. This statement needs further review.

- Chapter 5 Commercial Uses and M-231 Commercial Uses

Travis Vugteveen – *M-231 Commercial Uses, Primary Growth Area Recommendations* -- Change sub-bullet 7 from “Few driveways ...” to “Limit driveways ...” and move Bullet 2 “Community Commercial Properties should provide for:” to the top of the next page.

Shawn Martinie – *M-231 Commercial Uses, Goals, Bullet 7* – Outdoor lighting requirements were discussed and it was agreed to not change anything.

- Chapter 6 Industrial Uses and M-231 Industrial Uses

No comments.

- Chapter 7 Recreational and Public Facilities

Travis Vugteveen – *Strategies, Bullet 5* – Delete the word “its”.

- Chapter 8 Public Utilities

No comments.

- Chapter 9 Transportation

Travis Vugteveen – *Private Street serving more than 4 dwellings*. Remove the word “typically” since these are required to be paved.

Chairperson Martinie – Change “Private Streets” to “Private Roads” to be consistent with the Zoning Ordinance language in this Chapter and throughout the Master Plan text.

- Chapter 10 Implementation

Bill Maschewske – *Relationship of Master Plan Classifications to Zoning Districts, Table Page 35* – Mobile Home Park classification is not identified but is on the Master Plan Map. Planner Ransford is to include and identify as R-3 Zoning. HDR, MDR, and LDR were also questioned but were properly identified.

After discussion, it was agreed that Planner Ransford is to identify all R-2 properties on the Zoning Map so the Planning Commission can decide which area makes sense for R-2 (HDR) Planning on the Master Land Use Plan.

- Maps

Bill Maschewske – Noted the new Agriculture and Open Spaces Map is not accurate. It was agreed to rely on GIS for these features and delete this map from the Updated Master Land Use Plan.

Bill Maschewske – The Parks and Recreation Map should have marinas added. The remainder of the Planning Commission agreed.

Travis Vugteveen – Noted the Street Map needed to be updated for recently paved streets. Numerous corrections were noted.

Lydia Brown – Stated that the name for the Street Map does not agree with the Appendix A Title. This will be corrected.

Bill Maschewske – Questioned the intent of the Merit Survey Map since the title does not match Appendix A. It was agreed to clarify the name in Appendix A since the map belongs to Ottawa County and cannot have the title changed.

Bill Maschewske – Suggested the Hydrology Map include numbers or letters by each drain and a legend to identify the name of each drain.

Bill Maschewske – The Water Supply Map does not seem to match the 2014 Water Master Plan Map. It was agreed to delete the Water Supply Map since the 2014 Master Water Plan, including the Map, is referenced in the Updated Master Land Use Plan.

- Master Land Use Plan Map

Bill Maschewske

1. The commercial area at the NE corner of 144th Ave. and M-45 should be revised at the North boundary to follow the property line of Cross Roads Blueberry Market. The Planning Commission agreed.
2. The area by Oaklea Store does not appear to be correct in that it includes a lot of planned commercial. The map was revised in this area by the Planning Commission and Planner Ransford has the marked-up map.

New Business – None

Old Business – None

Chairperson Martinie stated the Zoning Administrator noted that the Planning Commission Rules of Procedure for public hearings should perhaps be amended since they include cumbersome detail that other Planning Commissions do not use for public hearings. This will be discussed with the Township Attorney.

Pay Bills

A motion was made by Lydia Brown and seconded by Travis Vugteveen to pay Planning Commission salaries for the March 14, 2023 meeting (6 members present, one member absent). The motion carried unanimously with one member absent.

Adjournment

A motion was made by Lydia Brown and seconded by Michelle Gillespie to adjourn the Planning Commission meeting at 9:46 PM. The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachments: Sign In Sheet for Planning Commission March 14, 2023 meeting.



SIGNATURE

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