

ROBINSON TOWNSHIP PLANNING COMMISSION
April 11, 2023

The special meeting of the Robinson Township Planning Commission was called to order at 7:03 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 contracted Township Planner Gregory Ransford, Mark and Christine Sloothaak, and one additional member of the public. 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 Michelle Gillespie to approve as written the minutes of the March 28, 2023 Planning Commission meeting.

The motion carried unanimously with one member absent.

Master Planning

Planner Gregory Ransford stated the requested map identifying R-2 zoned properties did not get distributed as planned. He noted there were three areas of R-2 zoning on the Zoning Map. Previously distributed for this meeting were revisions as directed by the Planning Commission to eight chapters in addition to the Appendix and the maps.

A discussion followed regarding one of the areas that Gregory Ransford was requested to investigate. In several areas of the text of the proposed Master Land Use Plan, it is noted to “Conduct a hydrogeological study...”. It was stated that the Township would not “Conduct” the hydrogeological study, therefore, the text should be revised. It was agreed to change “Conduct a hydrogeologic study...” to “Require a hydrogeologic study...”.

Chairperson Martinie – Noted that the Appendix should include a Summary of the Citizen Survey and Workshop results. This would be completed for the next planning meeting.

At this time, Chairperson Martinie requested if the citizens present wished to speak regarding issues relative to the update of the Master Land Use Plan.

Randy Schippers – He represents JNKW LLC, owners of the property commonly known as the Joe Walsh property on North Cedar St. (Section 34). He noted this property is currently planned for Industrial Use but is being proposed for Residential, Low Density. He continued, stating the property is not really suited for Residential uses since much of it is wetlands. The property would be better suited for Industrial Uses. The owners feel the river access is the future for continued Industrial Use and much of the property is in the floodplain. He requests the property remain planned for Industrial.

Chairperson Martinie and Travis Vugteveen – See no problem leaving this property planned for Industrial.

Mark Sloothaak – Mr. Sloothaak is the owner of S and M Gravel. He was told that his property on the corner of North Cedar St. and 104th Ave. is currently planned for Residential. The proposed Master Land Use Plan designates the land for Rural Residential Uses. As such, the lot sizes would be larger under the proposed Plan. Mr. Sloothaak stated that the mining was performed and the lake created with the intention of lot sizes consistent with Planned Residential. He has almost completed mining on the site and it is too late for him to change things to accommodate Rural Residential size lots. He also noted that his property is currently surrounded by R-1 Zoned property and planned Residential under the current Master Land Use Plan.

This request was referred to Planner Ransford by Chairperson Martinie.

Gregory Ransford – We would need to go back and look at soils, water availability, and other features that could limit development with smaller lots.

Mark Sloothaak – Noted the lake is approximately 20 ft. deep and the lake level is 10 to 15 feet below grade. As such, legal shallow wells should be possible.

Chairperson Martinie – Stated he is not troubled too much by this request.

Steve Young – Stated that he has well data for some wells in the area and they are shallow wells.

Chairperson Martinie – The request for Residential – Medium Density makes sense. At this time, he marked the proposed Master Land Use Plan map to show the S and M Gravel Site as Residential – Medium Density.

The consensus of the Planning Commission was agreeable to the above change to the map.

The Planning Commission returned to the discussion of “Hydrogeologic Study” as included in the text of the draft Master Land Use Plan. Gregory Ransford suggested that the developer and the Township should get together at the beginning of the project and agree upon what would be included in the study and how and what data would be collected and the method of collection.

A long discussion followed regarding the review of hydrogeological studies, the validity and reliability of the data, and the ability of the Township to hire consultants for review.

Steve Young – Add Dr. Lusch credentials to Appendix G and to the Index to the Appendix.

Bill Maschewske – Noted that Richland Court in Section 19 was not identified on the Street Map.

Lydia Brown – Noted an unidentified street in Section 3 of the Steet Map South of Sleeper St.

Travis Vugteveen – Noted a street in Section 13 North from Buchanan St. that was not identified.

The Zoning and Master Land Use Plan maps found by Treasurer Bonnie Hayward were reviewed, including the method of recording changes. Section 36 of the proposed Land Use Plan map was revised to include planned Commercial on the North side of North Cedar St. from Riverside Park West to the West boundary of Southern Grand Marina.

Gregory Ransford stated he would only provide updated pages to the existing text of the draft Master Land Use Plan for the next planning meeting and not reprint the entire document.

New Business – None

Old Business – None

Pay Bills

A motion was made by Travis Vugteveen and seconded by Michelle Gillespie to pay Planning Commission salaries for the April 11, 2023 meeting (6 members present, one member absent). 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 8:58 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 April 11, 2023 meeting.



SIGN IN SHEET
Special Meeting of the
Planning Commission
April 11, 2023 at 7:00 pm

PRINT NAME

SIGNATURE

Randy Schipper

Randy Schipper

Christine Sloothaak

Christine Sloothaak

Mark Sloothaak

Mark Sloothaak