

ROBINSON TOWNSHIP PLANNING COMMISSION
May 9, 2023

The special 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
Michelle Gillespie
Lydia Brown
Steve Young

Absent

Anne Goede

Also present were contracted Township Planner Gregory Ransford. There were no members of the public present. The attendance sheet is not attached since it contained no signatures.

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 April 25, 2023 Planning Commission meeting.

The motion carried unanimously with one member absent.

Master Planning

Planner Ransford stated that the changes for review were to Chapters 3 and 4, the Appendix, the Master Land Use Map, and the street map. Also included was the Township map showing all properties zoned R-2.

Chairperson Martinie requested comments regarding Chapters 3 and 4 and there were none.

The next section for review was the Appendix.

Bill Maschewske –

1. What changed on Appendix B?

Gregory Ransford – Nothing, he reprinted the entire Appendix.

2. Appendix D does not seem to include the Citizen Survey Summary or the Workshops Summary.

Chairperson Martinie – Stated these documents were distributed in March and are not included at this time. Gregory Ransford also noted that they are in the compiled version sent to the Township Hall.

There were no more comments regarding the Appendix.

The revised maps provided by Planner Ransford were reviewed next.

Bill Maschewske – Noted that after reviewing the 2009 Master Plan Map, it appeared that only the East portion of the Walsh property on North Cedar St. was planned for Industrial. The 2004 version of the Master Land Use Plan showed all of the Walsh Property planned for Industrial. At the November 1, 2022 Planning Meeting, the Planning Commission revised all of the Walsh property to be planned for Low Density Residential. The most recent Master Plan Map dated 2013 showed the East portion of the property to be planned for Industrial and the West portion planned for Medium Density Residential (R-1 Zoning).

At the April 11, 2023 Planning meeting, Mr. Randy Schipper, representing JNKW LLC (the Joe Walsh property) was present. He reviewed the 2004 version of the Master Land Use Plan (not the current version) and noted all of the Joe Walsh Property planned for Industrial. He therefore requested that the change in planning of this property be changed back to all Industrial. The change was made to the draft map at his request.

A discussion followed and it was noted that rezoning activity between 2004 and 2009 rezoned the West portion of the Walsh property to Residential R-1 with the East portion remaining Zoned Industrial. The 2009 and 2013 versions of the Master Land Use Plan both designated Planning consistent with the current Zoning Map (West portion planned Residential, East portion planned Industrial).

Therefore, the proposed Master Land Use Plan was revised for the Walsh property at this time to show the West portion planned Residential and the East portion planned for Industrial. It was agreed that Planner Ransford would contact Mr. Schipper to inform him of the above findings and changes.

The Southern Grand Marina property was again reviewed and it was agreed that only the marina property West of Riverside Park would be planned for Commercial as was already shown on the map.

The map identifying R-2 Zoned properties was reviewed next. Since none of the three existing areas was suitably located to satisfy the requirements in the draft Master Land Use Plan text for R-2 property, the Planning Commission did not select a site. It was agreed to review this with the Township Attorney at the next Planning Commission meeting to determine how to resolve this issue and if, based on findings, an area was required to be identified on the proposed Master Land Use Plan even if it did not meet utility requirements of the Master Plan.

The Streets Map was reviewed next.

Lydia Brown – Questioned the color of some of the streets based upon the legend. Both Richland Court and VanLopik Streets were identified as green, however, one is a private road and the other is a public street.

It was agreed to not try to resolve the map at this time.

There was a discussion regarding when the final changes to the draft Master Land Use Plan could be complete. Planner Ransford agreed to have the revisions from this meeting reflected on the Map and returned to the Planning Commission in two weeks. This would facilitate forwarding the draft Master Land Use Plan to the Township Attorney for review.

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 May 9, 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 Shawn Martinie to adjourn the Planning Commission meeting at 8:33 PM. The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission