

ROBINSON TOWNSHIP PLANNING COMMISSION
September 12, 2023

The special meeting of the Robinson Township Planning Commission was called to order at 7:00 PM at the Robinson Township Hall.

Present

Shawn Martinie
Bill Maschewske
Travis Vugteveen
Lydia Brown
Steve Young
Michelle Gillespie

Absent

Anne Goede

Also present were contracted Township Planner Gregory Ransford and Supervisor Frank Johnson. The attendance sheet is attached.

Approval of Agenda

A motion was made by Lydia Brown and seconded by Michelle Gillespie 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 August 22, 2023 Planning Commission meeting.

The motion carried unanimously with one member absent.

Master Planning

Gregory Ransford reviewed comments he had made regarding Township Attorney Ron Bultje's review of the text of the draft Master Land Use Plan.

1. Wedding Venues – This use was added by Township Attorney Bultje in his review of Chapter 2, Agricultural Uses, thinking it would be beneficial to the financial status of agricultural uses. However, wedding venues were agreed by the Planning Commission in meetings held in October and December of 2021 to not be addressed in the Master Land Use Plan.
2. M-231 Sub-Area Plan – Following discussion, it was agreed to delete the word “General” preceding “Commercial Uses” near the top of page 19 for clarification. Additionally, it was agreed to revise the charts on pages 38 and 39, adding “(Includes Highway

Commercial, Community Commercial, and Industrial)” to the Primary Growth Area box. Planner Ransford is to check if the “Goals” for both M-231 Highway Commercial and M-231 Community Commercial are common. If they are, this will be specified. If they are not, then separate goals will need to be created for each sub-district.

Travis Vugteveen – Noted that the sentence, and paragraph, at the bottom of page 1, Preface, is very long. Following discussion, it was agreed not to change the text.

Bill Maschewske – Noted that punctuation corrections made by the Township Attorney in his review do not appear consistent. Semi-colons were inserted in lists of Goals, Recommendations, and Strategies in Chapters 1 through 5, and part of Chapter 6 at the end of bullet points. The remainder of Chapter 6 through Chapter 9 were revised to use periods instead. Planner Ransford will check with the Township Attorney regarding consistency.

3. Extension of Utilities to Residential Developments – Following lengthy discussion, changes were agreed upon. “Medium Density Residential” would be added to “High Density Residential” on pages 30, 31, and 32. The purpose is to limit extensions of public utilities to these classifications only.

Chapter 3, Page 11 – It was agreed to delete Township Attorney Bultje’s additions to Low Density Residential Goals and add them to Medium Density Residential Goals on page 12. It was also agreed to delete “where public water is not present” from Low Density Residential Goals. Medium Density Residential Goals should read “Residential uses should be restricted to areas of soil with good percolation, and where public water is present or can be easily extended in order to allow residential uses that are clustered or on small lots that encourage the preservation of open spaces.”

Chapter 3, Page 10, second paragraph – It was agreed to delete “and residential uses comprise a relatively small percentage of the total land area”.

Chapter 3, Page 11, MDR Strategies – Copy last Strategy bullet and use it to replace the 9th MDR Recommendation bullet except delete the requirement for sanitary sewer.

It was agreed to delete the requirement for Sanitary Sewer connection for Medium Density Residential Uses since it is not currently available in the Township.

For clarification purposes, it was agreed to add the corresponding Zoning Districts after the LDR, MDR, and HDR headings to minimize confusion.

Following discussion, it was agreed to add “unobtrusive and” to each occurrence of “Dark Sky Compliant” in the entire Master Plan text. The words “unobtrusive and” already appear in some instances and not in others.

Planner Ransford is to provide Township Attorney Bultje with a copy of the proposed draft Master Land Use Plan map for review and comment.

New Business – None

Old Business – None

Pay Bills

A motion was made by Steve Young and seconded by Lydia Brown to pay salaries for the September 12, 2023 Planning Commission meeting.

The motion carried unanimously with one member absent.

Adjournment

A motion was made by Travis Vugteveen and seconded by Lydia Brown to adjourn the Planning Commission meeting at 9:07 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 meeting September 12, 2023 meeting.