

ROBINSON TOWNSHIP PLANNING COMMISSION
April 9, 2024

The special meeting of the Robinson Township Planning Commission was called to order at 8:00 PM. at the Robinson Township Hall.

Present

Shawn Martinie
Bill Maschewske
Travis Vugteveen
Lydia Brown
Phil Crum
Steve Young

Absent

Michelle Gillespie

Also present were contracted Township Planner Gregory Ransford and Mark Sloothaak representing his mining sites in Robinson Township. The attendance sheet is attached.

Approval of Agenda

A motion was made by Travis Vugteveen and seconded by Steve Young 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 Lydia Brown to approve as written the minutes of the March 26, 2024 Planning Commission meeting.
The motion carried unanimously with one member absent.

Master Planning

The subject of discussion was Chapter 3, Residential Uses, of the proposed updated Master Land Use Plan and specifically, the requirements for public utilities for all Planned Unit Developments (PUD), Site Condominiums, and plat developments in areas planned for Medium Density Residential (MDR).

A letter had previously been received by the Township from Mr. Sloothaak during the 63-day comment period for the proposed Master Land Use Plan requesting relief from the requirement for public utilities for residential end uses at mining projects. Mr. Sloothaak's rationale for his request was that his and other mining operations have been ongoing for many years and excavation and remaining buildable land was based on lot sizes in the R-1 Zoning District (MDR Planned Area). It is not possible to go back and re-create areas for larger lots corresponding to

the Rural Residential Zoning District (Low Density Residential, LDR) that does not require public utilities. Currently, public utilities are multiple miles from Mr. Sloothaak's mining sites, in particular, the S and M Gravel Site at the corner of 104th Ave. and North Cedar St. which either is at or near mining completion.

The first item discussed in Chapter 3, Residential Uses, was the last bullet of Goals for MDR. Following extensive discussion, it was agreed to revise the wording of this bullet as follows. "Residential Uses should be restricted to areas of soil suitable for septic systems with good percolation".

An additional bullet would be added to Medium Density Residential Goals and worded as follows.

"Residential Uses shall be located where public water is present or can easily be extended to allow residential uses that are clustered or on small lots in order to encourage the preservation of open space".

The next item discussed was Bullet 5 under LDR Goals. The wording was revised to read as follows.

"Residential Uses should be restricted to areas of soil suitable for septic systems and with good percolation and be on multi-acre lots".

The text proposed by Township Attorney Bultje to address the concerns of Mr. Sloothaak, found in MDR, Recommendations, Bullet 9 and MDR, Strategies, Bullet 5, were accepted by the consensus of the Planning Commission.

The proposed date for the required Public Hearing on the updated Master Land Use Plan was discussed. The dates of May 15 and May 22, 2024 were proposed pending availability of the Township Attorney.

Old Business – None

New Business – None

Pay Bills

A motion was made by Travis Vugteveen and seconded by Lydia Brown to pay salaries for the April 9, 2024 Planning Commission meeting (six members present, one member absent). The motion carried unanimously with one member absent.

Any and All Other Business That May Come Before the Board – None

Adjournment

A motion was made by Travis Vugteveen and seconded by Shawn Martinie to adjourn the Planning Commission meeting at 8:44 PM. The motion carried unanimously with one member absent.

Respectfully submitted,

Bill Maschewske, Secretary
Robinson Township Planning Commission

Attachment: Attendance Sheet for the April 9, 2024 Planning Commission meeting.