



## Fresh Coast Planning

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# MEMORANDUM

To: Robinson Township Planning Commission  
From: Gregory L. Ransford, MPA  
Date: November 21, 2021  
Re: Chapter Two – Agricultural Uses, Chapter Three – Residential Uses, Preface & Chapter One Revisions

Pursuant to the Robinson Township Master Plan Timeframe Flow Chart (TFC), attached is the first draft of Chapter Two – Agricultural Uses and Chapter Three – Residential Uses. In addition, attached is the second draft of the Preface and Chapter One – Community Preferences, which incorporate your comments provided at your October 12, 2021 meeting.

### Simplistic Master Plan Structure

As you know, the chapters have been designed to streamline the existing content, incorporate public contributions, eliminate unnecessary information, and revamp the format of the Plan into a denser and more useful document that is easy to reference. In addition, the three existing master plan documents (the original 2008 and subsequent amendments) will be combined into one document as a result of this process.

### Master Plan Chapters

Chapter Two and Chapter Three are the first land use classification chapters to restructure the current Master Plan documents with our simplistic structure. In particular, each land use classification chapter contains Goals, Recommendations, and Strategies as outlined in the Preface of the Master Plan. While we encourage you to reference the Preface to refresh your understanding of how we use these three attributes of each land use classification chapter, in short:

- Goals represent the Township values;
- Recommendations provide suggestions for land use plans to follow or incorporate during site plan review and;
- Strategies are the future legislative actions by the Township to strengthen the Recommendations into law

### *Chapter Two – Agricultural Uses & Chapter Three – Residential Uses*

As we have drafted for the Preface and Chapter One, we have incorporated current Master Plan content with suggested revisions as well as new language to accompany the existing content. While we anticipate you will agree with the content, it is important to note that we included a placeholder within the Agricultural Uses Strategies for a growth boundary. We discussed this concept at a previous meeting and wanted to make sure we highlight it for additional discussion. While the placeholder is within this Chapter, if desired to be incorporated into the Master Plan, we recommend its use in additional Chapters, such as the residential, commercial, and industrial.

Attached are documents showing additions in bold text and proposed deletions are in strikethrough text. References to existing content are provided in bold parentheses. Additionally, we have provided a clean copy of the draft chapters.

## *Preface and Chapter One*

As aforementioned, we have incorporated your comments into the Preface and Chapter One – Community Preferences. Your direction included the following:

- Preface
  - Change “minimally” to “at a minimum”
  - At the top of page two, strike “and accomplishes”
- Chapter One
  - Deleted “open spaces” from residential interests in the Findings section
  - Change “not intended” to “may” in the Open Space section
  - Expand the Agriculture definition to include the second half of the same definition within the Zoning Ordinance and include language from the Right to Farm Act. In addition, delete “wedding venue.”

As usual, we have attached documents showing additions in bold text and proposed deletions are in strikethrough text. Additionally, we have provided a clean copy of the draft chapters.

### **Planning Commission Considerations**

As the Planning Commission deliberates regarding the proposed master plan chapters, we believe the following warrant your review and consideration. They are listed in no particular order:

- The content of Chapter Two – Agricultural Uses
  - Whether growth boundary language should be incorporated
- The content of Chapter Three – Residential Uses
- Revisions to the Preface and Chapter One

We will be prepared to discuss these items further at your November 14, 2021 meeting. If you have any questions, please let us know.

GLR  
Principal Planner

Attachments

cc: Frank Johnson, Supervisor