

**RIVES TOWNSHIP
PLANNING COMMISSION**

DATE: January 26, 2017

TO: Rives Township Board
FROM: Rives Township Planning Commission
RE: 2016 Annual Report Summary

Feb. 10, 2016 **Regular Meeting**

1. Review 2015 Annual Report.
2. Township Communication: a) referendum for the Zoning Ordinance is March 8, 2016. b) Training February 23, 2016 at the Onondaga Township Hall for PC members from Onondaga, Tompkins and Rives Township's, subject matter Master Plans and zoning information.
3. Roger DeCamp approved as new Chairman of the Planning Commission.
4. Time for PC meetings will be 7:00 PM

March 8, 2016 **Regular Meeting**

1. Township Communication: a) Referendum for Zoning Ordinance today on the ballot. b) Poor Condition of railroad tracks in twp. and who is responsible for maintaining.
2. Conversation on the Zoning and Planning Workshop members attended in February.
3. Discussed the urgency of beginning work on the Master Plan. Grant Bauman, from Region 2, will be asked to come and proceed the process of updating the Master Plan.

April 28, 2016 **Regular Meeting**

1. Township Communication: a) ZBA members Dwight Carmer, Ray Pierce and Dave Wright attended a ZBA Workshop in Mt. Pleasant. b) Supervisor Adams invited John Brennan to the PC to give his thoughts on Zoning Ordinances. c) The County will be responsible for fixing RR crossings.
2. John Brennan gave his opinion and that of some others on Zoning Ordinances. It was discussed that the Township is directed by the Zoning Enabling Act and the County would be the first to review and then the State.
3. Work will soon begin on updating the Master Plan with the aid of Grant Bauman, from Region 2. The Master Plan should be updated every 5 years. Last updated mid 70's.
4. Westers Winery CUP. Several items need to be obtained for a reclassification of their application, without another fee.
5. New Code of Ordinance Books requested as many were not current. Also zoning map changes dating back to the 80's detailing strip zoning.

May 12, 2016 **Regular Meeting**

1. Township Communication: a) Oak Creek Subdivision residents concern regarding resurfacing of the first 800 feet of their road. b) Rives Festival is May 21, 2016.
2. Densel Williams, Williams Aero Estates, was given the floor in regard to WAE's Homeowners Association process of updating their bylaws and master deed. WAE want

restrictions removed from 20 years ago. Comments from residents of WAE and Oak Creek Subdivision residents were presented. The PC will look into and pull paperwork.

3. Westers Winery requirements still ongoing. Some paperwork received and the PC has the need for copies of banquet facilities and zoning of such.
4. Code of Ordinance Books were checked for accuracy.

June 23, 2016 **Regular Meeting**

1. Township Communication: a) New Code Ordinance Books handed out. Zoning maps are needed to complete the books. The Code of Ordinance is now on the Township's website. b) Letter from Williams Aero Estates retracting their request to remove restrictions placed upon them 20 years ago.
2. PC Member Doug Anderson stepped down his position due to health issues. Jim Lindstrom will be asked to fill this vacancy. Thank you and prayers for Doug.
3. Westers Winery. All in agreement that the Vineyard, Winery and Tasting Room all fall under Permitted Uses. The Event Venue is the portion that the PC needs definition on.
4. PC members to review Section 17.33, Non-Conformities.

July 21, 2016 **Regular Meeting**

1. Township Communication: a) The last meeting of Township Board positive.
2. Jim Lindstrom welcomed to the PC, interim Member.
3. Matt and Amber Hicok and their interest in property at 1947 Henry Road for possible wedding venue with other plans in the future. They were instructed of the process for a CUP.
4. Westers Winery. Several documents received and remaining is for Region 2 to give any insight into venues in agriculturally zoned districts. ZBA getting involved discussed.
5. Township Board's request for the PC to answer Williams Aero Estates letter of May 10.

August 25, 2016 **Regular Meeting**

1. Township Communication: a) All Conditional Use Permits will be in one file at the Township Office.
2. Workshops are beneficial to PC Members.
3. Onondaga Township's Master Plan received. When Rives Township Master Plan is completed, copies will be sent to Townships' around us.
4. Distribution of Minutes. PC Minutes will be approved at the next PC meeting and then distributed to the Board.
5. Judge's Opinion and Ruling in the matter of Densel Williams and James Bailey vs. Rives Township Board in the State of Michigan, in the Circuit Court, County of Jackson, File No. 95-72675-AA, dated December 13, 1995. By Court Order this subject is moot.
6. Henry Road barn property that Matt and Amber Hicok wanted to pursue. The PC determined their request on that property would not fit the land use and rezoning to Commercial would not be permitted.
7. Section 1733, Non-Conformities discussed.

September 22, 2016 **Regular Meeting**

1. Township Communication: None.
2. PC opinion letter to Township on Williams Aero Estates approved by unanimous vote.

3. Medical marijuana legislation discussed with information of opt-in law for Township's with final licensing through the State.
4. Letter to Matt and Amber Hicok mailed out September 2, 2016 stating the PC's decision.
5. Grant Bauman, Region 2, laid out the goals and work needing to be done for our Master Plan.

October 16, 2016 **Regular Meeting and Workshop**

1. Township Communication: a) The Interview Committee is getting close to recommending a Zoning Inspector.
2. Meeting turned over to Grant Bauman, Region 2, for continued instructional process of updating the Master Plan. Chapter 1 has been completed.

December 1, 2016 **Regular Meeting and Workshop**

1. Township Communication: a) The new Township Board will be in place for the December meeting.
2. The Board appointed Tom Cottrell to be the new Zoning Inspector. Former Inspector, Dave Pickett, is authorized to work 20 hours to assist in the transition.
3. Future drone regulation and some authority by Townships'.
4. Meeting turned over to Grant Bauman, Region 2, for further instruction on Master Plan. New maps were handed out.

The Rives Township Planning Commission held:

- 8 Regular Meetings.
- 2 Regular Meetings and Workshops.

Goals for 2017:

1. Complete update of Rives Township Master Plan.

Rives Township Planning Commission

Phyllis Pitmon, Secretary