

**MINUTES OF PLANNING COMMISSION
REGULAR MEETING
HELD: RIVES TOWNSHIP HALL**

June 1, 2017

Meeting called to order at 7:00 PM.

Members Present: Chairman Roger DeCamp, Dwight Carmer, Cliff Herl, Jim Lindstrom, Phyllis Pitmon.
All present by roll call vote.

Mr. Carmer made a motion to approve the agenda for the 6/1/17 Planning Commission Meeting, second by Mr. Herl. All ayes.

Mr. Herl made a motion to approve the Minutes from the May 23, 2017 Regular Meeting, with an addendum to attach a copy of the Community Planning Survey to the Minutes, second by Mr. Lindstrom. All ayes.

Chairman DeCamp asked for communication from the Township Board. Mr. Carmer reported the ZBA had nothing to report. Mr. Herl reported for the Township that he had nothing to report. PC members had nothing new to add.

At 7:08 PM Chairman DeCamp opened the floor for public comments and there were none. Public comments closed at 7:08 PM.

Chairman DeCamp brought the first order of business, that being the Site Plan review of Rob Smith / Tom Hosler. Chairman DeCamp has the original application that was received from Judi McCord, Township Clerk. At this point, members read from several Articles in the Code of Ordinances book as follows: Article 8, Site Plan Review and Approval, SECTION 17.90-PURPOSE; SECTION 17.91-BUILDINGS, STRUCTURES, AND USES REQUIRING SITE PLAN; SECTION 17.92-APPLICATION FOR SITE PLAN REVIEW; SECTION 17.93-PLANNING COMMISSION REVIEW OF SITE PLAN; SECTION 17.94-REQUIRED DATA FOR SITE PLAN; SECTION 17.95-STANDARDS FOR SITE PLAN REVIEW; SECTION 17.96-APPROVAL OF SITE PLAN; SECTION 17.97-EXPIRATION OF SITE PLAN CERTIFICATE, and SECTION 17.98-AMENDMENT, REVISION OF SITE PLAN. After lengthy discussion and reviewing other Sections in the Code of Ordinances book, the PC acted as follows: Mr. Lindstrom made a motion to disapprove the Site Plan Application due to the fact the accuracy of the Site Plan dimensions and representation was not sufficient to approve the Site Plan Review. The side yard setback is incorrect and should be corrected. Page 2 of the Application states the setback is 45'6" and in actuality is 14'2". Second by Mr. Herl. All ayes.

Chairman DeCamp has ten days to send a letter to Rob Smith to explain our findings. The PC as a group assisted in drafting the contents of the letter.

The second order of business for the PC was the Master Plan. Chairman DeCamp went into Region 2 to meet with Grant Bauman to give him the results of the Community Planning Survey. Mr. Bauman requested copies of all comments to be included in the Master Plan. Copies were made and Chairman DeCamp will take them into Mr. Bauman. In addition, Mr. Bauman will be in attendance at our next Workshop Meeting on June 29, 2017 at 6:30 PM.

At 9:18 PM Chairman DeCamp opened the floor for public comments and there were none. At 9:18 PM Public Comments were closed.

Chairman DeCamp asked for a motion to adjourn. Mr. Carmer made a motion, second by Mr. Lindstrom. All ayes. Meeting adjourned at 9:20 PM.

Respectfully Submitted,

Phyllis M. Pitmon, Secretary

Next Regular Meeting Workshop date: **Thursday, June 29, 2017, 6:30 PM.**

RivesTownship/PCMeeting6.1.17