

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

June 29, 2017

Meeting called to order at 6:27 PM.

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

Mr. Lindstrom made a motion to approve the agenda for the 6/29/17 Planning Commission Meeting, second by Mr. Carmer. All ayes.

Mr. Herl made a motion to approve the Minutes from the June 1, 2017 Regular Meeting, 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: 1) The Survey will be on the website once Grant Baumann is finished working on comments; 2) Tire recycling at the collection site for July 22 and 29, 2017. Only car tires will be accepted; 3) Rives Festival was a success and several are already making plans for next year; 4) Work will soon begin on the railroad crossings at Henry and Broughwell Roads; and, 5) Work is currently taking place on 127 to Mason resurfacing the roadway. PC members had nothing new to add.

At 6:39 PM Chairman DeCamp opened the floor for public comments. Resident, Stacy Stoner, inquired about the site plan resubmit for Tom Hosler and it was briefly explained to her. Secondly, she asked about the plans for marijuana in the Township and it was noted that the State will be making a decision on that in December and at that time, the Township will be making a decision. Lastly, Ms. Stoner asked to view the draft of minutes from 6/1/17. Resident, Bryce Hammond, inquired further about the reason for the resubmit and Chairman DeCamp explained there is a part of the original application that needs to be updated. Public comments closed at 6:44 PM.

The PC began working with Grant Bauman, Region II, on the Master Plan. We reviewed Chapters 1, 2, 3, and Appendix B, the 2017 Rives Township survey. It was noted that the Township does not have a Parks and Recreation Plan and the Township Board would need to appoint a committee to handle that if the decision was made to have one. The Master Plan is in actuality the legal policy document and the Code of Ordinances is the implementation of the Plan. One needs the other. The PC members are to study our goals and objectives and at our next meeting will discuss that as well as the future land use. Mr. Bauman will be sending Appendix B to the Clerk, Judi McCord.

Chairman DeCamp noted for the minutes to reflect that he received from the Clerk, Judi McCord, the Site Plan resubmit of Tom Hosler/Rob Smith. Chairman DeCamp began discussion in explaining in the original application the road right of way was not correct and the PC has to adhere to our Code of Ordinances in progressing forward. PC members have reviewed the intersection of Rives Eaton Road and Main Street performing due diligence and line of site prior to our meeting. The PC members stated that the property owners at 396 E. Main Street will be responsible to handle and manage parking at their

place of business. Mr. Lindstrom explained the setbacks and dimensions in detail. Chairman DeCamp explained as a group we are sending their application on to the Township Board for action. The PC found there to be a dimensional setback problem. Zoning Ordinance, Section 17.58, page 74, requires commercial corner lots to have 35' setback from the road right-of-way as described in Section 17.24, page 65, and Section 17.25, page 65. The new addition at 396 E. Main Street will have 14'2" setback at its nearest point per the site plan. Therefore, the PC views this as a solvable situation and recommends to the Township Board that they send this Application to the Zoning Board of Appeals ("ZBA") for a dimensional variance before approval. Mr. Carmer then discussed the ZBA's action in granting a variance for the dimensional problem with setbacks and the process in that endeavor. Mr. Hosler and Mr. Smith understood that the PC was righting a wrong that needed to be taken care of.

Chairman DeCamp brought the 3rd order of business of the MTA Workshop in Kalamazoo on August 23. Four members of the PC will be attending that workshop.

At 8:43 PM Chairman DeCamp opened the floor for public comments. Resident, Stacy Stoner, asked about the Hosler addition and it was explained the PC was acting on it this way so that the addition met the requirements of the Code of Ordinances. Resident, Skip Hipshier, 1) Asked for a definition of non-conformed use and Chairman DeCamp explained the term. 2) Who received the surveys and the reply was that it was included in our tax bills, at the Refuse Center and on the Townships Website. 3) He heard Mr. Bauman say that the Code of Ordinances is weak without an updated Master Plan and thought that interesting. 4) Appreciation expressed for the way the PC meeting was conducted. At 9:10 PM Public Comments were closed.

Resident, George Ulloa, passed out information packets on the issue of medical marijuana to better inform the PC members on this subject matter.

Chairman DeCamp asked for a motion to adjourn. Mr. Carmer made a motion, second by Mr. Lindstrom. All ayes. Meeting adjourned at 9:12 PM.

Respectfully Submitted,

Phyllis M. Pitmon, Secretary

Next Regular Meeting Workshop date: **Monday, July 31, 2017, 6:30 PM.**

RivesTownship/PCMeeting6.29.17