

# **MINUTES OF RIVES PLANNING COMMISSION**

## **REGULAR MEETING**

### **HELD: RIVES TOWNSHIP HALL**

November 14, 2017

Meeting called to order at 6:30 pm.

Members Present: Chairman Roger DeCamp, Dwight Carmer, Cliff Herl, Jim Lindstrom, Phyllis Pitmon.

All present by roll call vote.

Mr. Carmer made motion to approve the agenda for the 11-14-17 Planning Commission Meeting, second by Mr. Herl. All ayes.

Mr. Herl made a motion to approve the minutes from the 10-17-17 Regular Meeting, second by Mr. Carmer. All ayes

Chairman DeCamp asked for Reports. Mr. Carmer reported that a ZBA public hearing was held 10-19-17 for three lot line variances. Each of the three were approved by the ZBA. Mr. Herl reported from the Township Board that they have been informed of continued work on the Master Plan. He recommended to the Board that in the future that BOTH Future Land Use Map and Zoning Map be posted in the Township Hall because they each have a different purpose. PC comments by Chairman DeCamp that Jim Lindstrom would act as acting recording Secretary during transition period while Phyllis Pitmon continues while Master Plan is completed as well as the Westers Winery. No other PC member comments.

At 6:39 PM public comments were invited. No people were in attendance. Comment period close 6:39 PM.

PC continued working with Grant Bauman, Region II, on the Master Plan. He handed out copies of 1. Draft of the MP (Table of contents, Chapters 1-3, Appendix A-D), 2. Mr. Bauman discussed the 8 step Master Plan Approval Process, 3. He explained a proposed timeline schedule form, 4. he gave a suggested Release Resolution by the Township Board for the Draft of the Master Plan, 5. He gave an example of the Notice of Availability of the Rives Township Master Plan for Public Comment, 6. He gave a suggested Resolution of Adoption for the Planning Commission and a separate Resolution of Adoption

for the Township Board. That would finalize the Master Plan. Mr. Bauman offered to attend the December PC meeting if need. PC members agree that at this stage in the process any changes could be handled by Chairman DeCamp at Mr. Bauman's office.

Chairman DeCamp led the discussion of a business inquiry made by Novi Energy to potentially construct a gas to electric conversion plant along the gas pipeline in Section 5 of the Township. This would require rezoning to Industrial Zoning as is proposed in the Draft of Future Land Use in the draft of the Master Plan. More information will follow if an application is made by the business.

At 8:54 PM public comments were invited. No people were in attendance. Comment period closed at 8:54 PM.

**Next regular meeting will be held 12-12-17 at 6:30PM at Township Hall.**

Meeting adjourned by vote at 8:58 PM.

Respectfully submitted,

James E. Lindstrom, Acting Secretary