

MINUTES OF THE RIVES TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

HELD: RIVES TOWNSHIP HALL

December 12, 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. Herl made motion to approve the agenda for the 12-12-17 Planning Commission Meeting, second by Mr. Carmer. All ayes.

Mr. Carmer made a motion to approve the minutes from the 11-14-17 Planning Commission Regular Meeting, second by Mr. Herl. All ayes.

Chairman DeCamp asked for Reports. Mr. Carmer reported no ZBA meeting had been necessary. Mr. Herl reported that Township Board has been informed of the Master Plan progress and of the approval process and likely timeline accounting for public comment, other parties of interest and Board approval. He reported on cleanup of 4151 Territorial Rd. property. Under PC member comment: Discussion followed about the observed construction occurring on the south property at Williams Aeropark. This Development was approved by Court Order as a PUD under the Michigan Condominium Act. The conditions as recommended and approved by the Rives Planning Commission were incorporated in the Court Order. The Township Treasurer informed a member of the PC the south area of the property comprised of 32 sites had been sold. Construction permits have been issued. The style of construction may be in opposition to the Court Order. The PC will research this issue. Discussion proceeded regarding recent permits being issued that didn't comply with the requirements of the process and conditions of the Township Ordinance. The following motion was made to address this:

Motion: The Planning Commission invites the Township Board and the Zoning Inspector to a Special PC Meeting to discuss Permits and Zoning. This Meeting will also include discussion of Sam's Late Night Auto Repair. The Special Meeting will be held at Township Hall Monday January 8, 2018 at 6:30 pm. Motion by Mr. Herl, second by Mr. Carmer. Roll call vote, all ayes.

At 7:36 pm Public comment was invited. George Ulloa discussed medical marijuana progress by the State and informed PC of activities he heard of in surrounding governmental entities. The Chairman

pointed out that the Township Board is the Township body that controls The Township involvement (or not) in this issue. Public Comment closed at 7:50 pm.

PC continued with agenda Business:

1. Insert update in the Ordinance Book were provided by the Township Clerk. No word content change was included
2. Master Plan and maps: A set of large colored maps was provide by Region II. The PC would like approval to buy a “hanger unit” to secure the maps at the Township office. The Master Plan was reviewed and changes made to remove all the personal comments from section B-10 and clean up the wording in the summary. Appendix D was read aloud to point out the PC responsibility (as assigned by the Township Board) to develop the Township Capital Improvement Program (CIP). Input will be solicited from the various Township Departments. Help from the Township Clerk to prepare an inventory of all current capital facilities will be needed.

At 9:03 pm public comments were invited. With none being made Comment period was closed at 9:03 pm.

Next regular meeting will be held Monday 1-15-18 at 6:30 pm at Township Hall.

Special PC meeting will be held for the purpose described above on Monday 1-8-18 at 6:30 pm at Township Hall.

Meeting adjourned by vote at 9:08 pm.

Respectfully submitted,

James E. Lindstrom, Acting Secretary