

**RIVES TOWNSHIP
PLANNING COMMISSION
DATE: January 2, 2018**

TO: Rives Township Board
FROM: Rives Township Planning Commission
RE: 2017 Annual Report Summary

Jan. 5, 2017 **Regular Meeting**

1. Township Communication: a) New Board members are all in place; b) County bond proposal for fixing up roads in Jackson County. City and Villages not included.
2. Workshop with Grant Bauman, Region II on updating our Master Plan.

Jan. 26, 2017 **Regular Meeting**

1. The Agenda now has two areas for Public Comments.
2. Township Communication: Nothing to report.
3. Conditional Use Permit request by Stuart Bridgewater for a firearms coating process facility on his property. Discussed application and need for a Special Hearing on February 16, 2017 at 7:00 PM.
4. Perused and approved the 2016 Annual Report.
5. Master Plan Survey. Made final changes and discussed how to get into the hands of residents.

Feb. 16, 2017 **Public Hearing**

1. Procedures explained on the Conditional Use Permit submitted by Stuart Bridgewater. It was noted that the PC received the official application from the Township Clerk and verified notification of the Public Hearing appearing in the Salesman February 5, 2017.
2. Mr. Bridgewater made his presentation to the PC and residents attending meeting. Comments from the public were made and discussed. The PC had extensive discussion of materials presented on safety of the product. Motion made and approval of all members for granting the CUP.

Feb. 16, 2017 **Regular Meeting**

1. Township Communication: a) A settlement with the Railroad has been reached. Four crossings will be repaired; b) Tom Cottrell, Zoning Enforcer, will attend classes at MSU. The Township will purchase a camera for him; c) there is a new sign-on for the Board on the Website and issues with it.
2. Installation of a security system at the Township Hall.
3. Surveys were discussed and being returned.
4. Discussed permits and application certificates. Recommendation to the Board renaming of the Special Use Application.

April 13, 2017 **Regular Meeting**

1. Township Communication: a) Railroad crossings. The Township will be paying \$24,000 to fix two of the crossings-one on Henry Rd. and the other, Broughwell Rd. The Railroad will

- be paying for the other two; b) Board passed the budget for 2017-2018 year; c) the Board will be meeting the first Thursday following the first Monday of each month.
2. Chairman DeCamp is getting calls from investors in regard to medical marijuana. During public comments more discussion took place of the opt-in Law for Townships'.
 3. Brianna Davis' request for a Special Land Use Permit Application for a Group Child Care Home. Discussed requirements of the State and Township and the PC set a date for a Public Hearing on April 27, 2017 at 7:00 PM.

April 27, 2017 **Public Hearing**

1. Procedures were explained for the Special Land Use Permit Application from Brianna Davis for a Group Child Care Home. The PC received from the Township Clerk the official Application.
2. Ms. Davis gave her detailed presentation. Public comments ensued and Ms. Davis has taken all of the necessary steps to meet Township and State requirements. The PC made a motion to recommend to the Board they grant a Conditional Use Permit and all members were in favor.

April 27, 2017 **Regular Meeting**

1. Township Communication: a) A home on Main Street has water running down the street causing residents to be upset.
2. Work began on organizing the Surveys that were returned.
3. Approved minutes can be obtained at the Township office. The PC does not provide minutes to the public.

May 8, 2017 **Regular Meeting**

1. Township Communication: a) Tom Hosler, Rives Quality Meats, will be contacting Dwight Carmer, ZBA Chair, regarding an addition to the meat market. Mr. Herl reported: a) Brianna Davis' CUP was approved. The Board requests that Ms. Davis supply documentation from the State to the Township Clerk; b) 3rd week of May work will commence on the railroad tracks.
2. Westers Winery event center. Zoning verbiage from the Village of Leslie is forthcoming to help in making a decision.
3. Work on the Surveys continued.

May 23, 2017 **Regular Meeting**

1. Township Communication: None. Addition of Hosler Site Plan Review to agenda.
2. Thanks from a resident on the work the PC has done on the Surveys. Same resident, hopeful the Township will opt-in on medical marijuana matter.
3. Concluded work on the Surveys. The PC appreciated the 208 residents that returned their Survey.
4. Hosler Site Plan review. It was determined Tom Hosler/Rob Smith would be asked to be at the next PC meeting on June 1, 2017 at 7:00 PM to review our Code of Ordinances. Site Plans for commercial business are to come first to the PC.

June 1, 2017 **Regular Meeting**

1. Township Communication: Nothing to report.

2. Site Plan review of Tom Hosler/Rob Smith Rives Quality Meats. The PC searched the Code of Ordinances and determined to disapprove the Site Plan Application due to inaccuracies. A letter was drafted to Rob Smith explaining the PC's findings.
3. Master Plan Survey results given to Grant Bauman, Region II. Mr. Bauman will be at our Workshop Meeting on June 29, 2017 at 6:30 PM.

June 29, 2017 **Regular Meeting and Workshop**

1. Township Communication: a) The Survey will be on the Website; b) tire recycling at the collection site is July 22 and 29... accepting only car tires; c) Rives Festival a success; d) work will begin soon on RR tracks at Henry and Broughwell Rds; e) working on resurfacing the 127 roadway to Mason.
2. Continuation of work on the Master Plan. The Board needs to appoint a Parks and Recreation Committee if the Board determines to have one.
3. The PC received from the Township Clerk the Site Plan resubmit of Tom Hosler/Rob Smith. Detailed information on the reasoning and problems with the original Site Plan took place. The PC is recommending to the Board they send the Application to the ZBA for a dimensional variance prior to approval. Several residents had questions on the PC's handling and all were sufficiently answered.
4. A resident passed out information packets on medical marijuana as information to peruse.

July 31, 2017 **Regular Meeting and Workshop**

1. Township Communication: a) Mr. Carmer, ZBA, had conversation with Tom Hosler/Rob Smith and they understand the reason for the action of the PC. Mr. Herl reported: a) The last Board Meeting was held at the park in downtown Rives and discussed the Capital Improvement Plan. Discussion on two possible resolutions be implemented... one for capital improvements and the other on recreation planning.
2. Work continued on the Master Plan.

Aug. 29, 2017 **Regular Meeting and Workshop**

1. Township Communication: a) Mr. Carmer reported he has an alternate for the ZBA and that individual will be acting secretary. Mr. Herl reported: a) Information on the Upper Grand River Water Shed; 2) Mr. Herl will present to the Board the need (or not) of resolutions for Capital Improvement Plan and Parks and Recreation Committee.
2. Work continued on the Master Plan.
3. Discussed MTA Workshop in Kalamazoo on August 23, 2017.

Sept. 19, 2017 **Regular Meeting and Workshop**

1. Township Communication: a) Mr. Carmer reported that Coley Kloack was appointed to the ZBA. They have 3 applications to work on. Mr. Herl reported: a) The Board does not want to handle the Capital Improvement Plan or do a Resolution on it; b) Parks and Recreation Committee will be managed by the PC. The Board will make a Resolution to that effect; c) Supervisor, Jerry Adams, not happy with work on the railroad crossings. Also looking into more repairs on tracks next year; d) condolences on several deaths associated with the Board.
2. Work continued on the Master Plan.

3. Code of Ordinances book number assignments.

Oct. 17, 2017 **Regular Meeting and Workshop**

1. Township Communication: a) Mr. Carmer reported the ZBA has 3 separate variance requests and a Public Hearing will be held October 19, 2017 at 7:00 PM. Mr. Herl reported: a) the Resolution has been passed for creation of a Parks & Recreation Committee, the first year being PC members. Resolution copy handed out; b) Phyllis Pitmon gave her resignation to Chairman DeCamp and she has agreed to remain until the conclusion of Master Plan and Westers Winery.
2. Work continued on the Master Plan.
3. PC members are to peruse Westers Winery paperwork and wedding venue progress.

Nov. 14, 2017 **Regular Meeting and Workshop**

1. Township Communication: Mr. Carmer reported a ZBA Public Hearing was held October 19, 2017 and all three lot line variances approved. Mr. Herl reported: a) The Board have been informed on continued work on the Master Plan and both Land Use Map and Zoning Map be posted in the Township Hall. Jim Lindstrom acting as Recording Secretary.
2. Work concluded on Master Plan at this point... until the 8 step Master Plan Approval Process is completed.
3. Business inquiry of Novi Energy.

Dec. 12, 2017 **Regular Meeting**

1. Township Communication: Mr. Herl reported: a) Board has been informed on Master Plan progress, timeline and Board approval; b) clean-up of property at 4151 Territorial Rd. Conversation on construction South of Williams Aeropark. PC members to investigate records.
2. Special Meeting January 8, 2018 with the Township Board and Zoning Inspector. Permits, Zoning and Sam's Late Night Auto Repair will be discussed.
3. Inserted update in Code of Ordinances book (Chapter 20, Cemeteries).
4. Master Plan, review text and maps.


The Rives Township Planning Commission held:

- 9 Regular Meetings.
- 6 Regular Meetings and Workshops.
- 2 Public Hearings.

Goals for 2017:

1. Completion of Rives Township Master Plan.
2. Determination on Westers Black Barn Wedding Venue.

Rives Township Planning Commission



Phyllis Pitmon, Secretary

