

MINUTES OF THE RIVES TOWNSHIP PLANNING COMMISSION

REGULAR MEETING

HELD: RIVES TOWNSHIP HALL

February 19, 2018

Meeting called to order at 6:30 pm

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

Mr. Carmer made Motion to approve the agenda for the 2-19-18 Planning Commission meeting, second by Mr. Herl. All ayes.

Mr. Herl made motion to approve the minutes from the 1-15-18 Planning Commission regular meeting, second by Mr. Carmer. All ayes.

Chairman DeCamp asked for Reports. Mr. Carmer reported that no ZBA meeting had been necessary. Mr. Herl reported that 1. Novi Energy had made an introduction presentation to the Township Board, 2. The Master Plan submitted to the Township Board was tabled because they hadn't read it yet. They will take action at their March 8, 2018 meeting, 3. Mr. Herl gave Board update on Williams Aeropark PUD, 4. Township Board has appointed Kelly Holmes as Board of Review Member. Mr. Herl mentioned the topic of storage containers and if and how they fit Township Code of Ordinances. Under PC member comments: Chairman reported on Township attorney conclusion that zoning for Williams Aeropark is unclear even though the Circuit Court ordered the approval of the PUD. The Jackson County GIS researched the zoning and suggested the Township proceed through the process to officially approve the Residential rezoning.

At 6:40 pm public comment was invited:

1. Stacy Stoner asked for more information explaining the Williams Aeropark.
2. John Brennan asked if the public will be able to read the Master Plan. Discussion followed about the 63 day public review period.
3. Vercilla Hart asked if the considered rezoning of the Williams Aeropark would allow any of the PUD conditions to be changed. The conditions would remain as exists.

Public comment closed at 6:45 pm.

PC continued with agenda Business:

1. Phyllis Pitmon read into the record a letter relinquishing her position of Secretary of the Planning Commission. She agreed to stay on PC until the Master Plan has been approved and is in effect. She has served in this capacity for 6 years. Motion made by chairman DeCamp and seconded by Mr. Herl to accept this. All ayes. Letter is in file.
2. Motion by Mr. Carmer to appoint Jim Lindstrom as Secretary of PC, second by Mrs. Pitmon. Motion carried. All ayes.
3. Mr. Anand Gangadharan made the initial overview presentation to the PC of a natural gas to electricity conversion plant along the natural gas pipeline in Section 5 of the Township. He provide a handout with 2 pages of highlights and 1 location map to lead his discussion of the project. He described the project which is called Cornerstone Energy Center. He discussed the projected size of the project, projected capacity, projected \$ investment, projected natural gas usage, and projected in service date. He outlined actions needed from the Township. He discussed the desirability of this site in section 5 of the Township because of the large parcel of land, the Vector Gas Pipeline source of natural gas on the site, the proximity to a 345 kV transmission line on the site and close access to a 345 kV substation. Discussion ensued with the PC members through Q & A. Design of the facility will progress as required rezoning occurs and state and federal permits are sought. Topics discussed: property ownership, construction traffic, need of developer to obtain proper agreement with appropriate Road Commission, "in operation" traffic, "ramp up" of size of project, noise levels at property lines, stack exhaust and height necessary, water requirement, protection of aquifer if deep water is needed, water discharge amounts and temperature, location of closest similar plant that can be viewed (Toledo, Ohio), jobs provided during operations, jobs provided during construction, tax abatements desired by developer, payment in lieu of taxes (PILOT), which school district benefits from taxation, and more.
4. Motion was made by Mr. Herl seconded by Mr. Carmer: **Regular meetings of the PC will occur on the 1st Monday of each month at 6:30 pm with flexibility allowed to accommodate member's schedules.** Motion carried. All ayes.
5. A Capital Improvement Plan (CIP) will be developed for 2018 in a joint meeting between the Township Board and the Township PC. Chairman DeCamp will contact Supervisor Adams to schedule the meeting. Requests have been made of Clerk, Fire Chief and Tompkins Township Fire for inventory list of current capital items. A vision for the Township could guide the forward Improvement Plan. Chairman DeCamp discussed recent 8 hour FEMA training "Introduction to Continuity of Government Planning for Rural Jurisdictions" received by Chairman DeCamp and Mr. Lindstrom.

At 7:58 pm public comment was invited:

1. Vercilla Hart expressed concern of Cornerstone Energy Center about water aquifer protection, effect on Ingham County residents of project, questioned why Township should pay cost of road needs, and questioned why tax abatement should be granted.
2. Bryce Hammond regarding Cornerstone Energy Center status of land ownership and water requirement.

3. Vercilla Hart expressed favor that FEMA training has been received and is part of Township skills being developed.

Public comment closed at 8:15 pm.

Next Regular meeting will be held Monday 3-5-18 at 6:30 pm at Township Hall.

Meeting adjourned by vote at 8:17 pm.

Respectfully submitted,

James E. Lindstrom, Secretary