

MINUTES OF PLANNING COMMISSION REGULAR MEETING HELD: RIVES BANQUET FACILITY

March 5, 2018

Meeting called to order at 6:30 PM.

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

Chairman DeCamp added one item to the Agenda after PC members comments, Guest: Grant Bauman, Region II. Mr. Carmer made a motion to approve the agenda for the 3/5/18 Planning Commission Meeting, second by Mr. Herl. All ayes.

Mr. Carmer made a change to the Minutes, first paragraph. Mr. Carmer made a motion to approve the Minutes from the February 19, 2018 Regular Meeting, second by Mr. Herl. All ayes.

Chairman DeCamp asked for communication from the Township Board. Mr. Carmer reported no meeting for the ZBA had transpired. Mr. Herl reported for the Township Board: 1) At the Board meeting held on February 20 the only topic discussed were questions and answers on the Cornerstone Energy proposal.

Chairman DeCamp introduced Grant Bauman, Region II, to residents totaling over 100. Mr. Bauman explained the procedure process for the Master Plan. After the PC has approved the draft Plan, it is sent to the Township Board for approval. Once approved by the Board, notices are then sent to neighboring townships, railroads, etc. for a 63 day comment period. After the 63 days a Public Hearing is held for residents in the community to comment before final approval of the Master Plan. Mr. Bauman assumed the draft Plan had been released by the Board following the February 19 PC meeting, therefore, when a resident of Rives Township went to Region II and requested a copy of the draft Plan he printed a copy for her...an error on his behalf. He publicly apologized and Chairman DeCamp, on behalf of the PC, accepted his apology.

At 6:46 PM Chairman DeCamp opened the floor for public comments. 1) Terry Lurkey, Rives, inquired when will the Master Plan be available to review? Explanation given of the process and after the Boards approval of the draft on Thursday, February 8, it will be available. Until it is released, the PC is NOT permitted to talk about it per State of Michigan Law. 2) Cathy Hunter, Rives, asked if once released can the Plan be modified? Answer-possibly if there is competent material and substantial evidence. 3) Skip Hipshier, Rives, a) once the Master Plan goes through the approval process is there any legal recourse? b) question during the 63 day period if the Board decides not to change anything what happens then? c) commented on proposed Novi endeavor. d) Research of this Company-when they put in the Fremont plant, Stabenow was involved in implementing the digester plant. Two years later there was a dispute with contractors and plant was shut down prior to another company taking over. Explanation Cornerstone has not come to the PC with an application or hard proposal...just an overview. 4) Don Burke, Rives, why is communication through email or Internet? They do not have Internet. Explanation information on meetings on bulletin board at the Township office or call to get information. 5) Arlene Fauser, Rives, is this decision the PC or Board? Commented on the Open Meeting Act. 6) Carol Schultz,

Rives, how much weight would a survey carry for a Master Plan? There are 4,500 residents in the Township and what's the process for Cornerstone? She cited the CUP that was issued for a wedding venue on Henry Road that the PC declined...how much more important is this matter with the number of people involved? 7) Lisa Lurkey, Rives, how much weight do all these people showing up with their concerns carry in the PC making its decision? Explanation the PC bases their decision on the betterment of the community. Once the PC makes its decision the matter goes to the Township Board to act on. 8) Diane Perry, Rives, do we, the people, have any say whatsoever on this power plant? Explanation the PC is the workhorse for the Township in thoroughly investigating all aspects of the Application. 9) Vercilla Hart, Rives, concerns of: a) DDQ involvement; b) water usage; c) 86 acres of agriculture farmland; d) size of stacks and how many; e) contamination after plant is used up; f) Fire Department concerns; g) property value guarantees within a specific mile radius; h) water vapors; i) 65 gal per minute...who monitors; j) where is the nearest plant to investigate; k) radium sulfate into atmosphere; l) Novi right-of-way to creeks or Grand River; m) Environmental; n) Noise control; o) acid rain potential on farmland; p) if 24-7 operation will nighttime hours be reduced; q) is Township equipped for injuries. Explanation the PC has not been approached as yet with an Application so we cannot answer your questions at this time. 10) Donna Domm, Rives, the company that Cornerstone turns over to will the PC investigate them? 11) Skip Hipshier, Rives, thanks to PC for taking questions. Concern over the Township Board not allowing the residents to ask questions or make public comments. 12) Sarah Greer, Rives, commented. 13) Buiton Thompkins, Rives, he worked in a municipality prior to purchasing a home in Rives. He checked our Master Plan prior to his purchase and has just found out there is a revised Plan coming out. 14) Suzie Erickson, Rives, there is a huge gap in communication in the Township for the PC to find out some information on the Internet. 15) Lisa Manwell, Rives, how does the Master Plan get changed? Explanation that it hasn't been updated since 1977. By Law it is to be reviewed every 5 years. 16) Joseph Yang, Rives 1 year resident, how much input does the PC have in creating the Master Plan? Explanation Grant Bauman, Region II, is a Master Planner for guidance in the process. 17) Shannon Burke, inquired about the 1977 Master Plan and future Land Use Map. Explanation the Master Plan is not part of the Ordinance. 18) Alice Sutliff, Rives, purchased home in an agriculture community and does not want bright lights or a power plant in her rural view. 19) Gail Adamchuk, Rives, what can we do to stop this? Explanation a referendum. 20) Jennifer Wood, Rives, asked a question on Master Plan future use of land. 21) Tony Hunter, Rives, Novi was out in our woods as early as last summer. 21) Crystal Valdez, Rives, how would Novi buy the land? Explanation by normal procedures. 22) Skip Hipshier, Rives, inquiry of conversation that he stated was overheard at the BP station in Rives between the Supervisor and Chairman DeCamp. Explanation that it never happened. 23) Kyle Waller, Leslie, charged the PC with changing statements several times and Novi and the Master Plan having collusion. 24) Judy Formolo, Rives, residents do not matter. The Master Plan should reflect the vision of its residents...not the PC. It doesn't reflect what the Township was and is. 25) Dick Eagan, Tompkins, he had an individual approach him to sell his farm for a power plant. No one in Tompkins Township knew about this. Make sure your information is true. 26) Question, if we change zoning to Industrial, and they want more and more land what prohibits them from expanding? 27) Arlene Fauser, Rives, she has an email for Supervisor, Jerry Adams, stating the decision will not be based on feelings. 28) Kim Keller, Rives, we need to go to the County and get the paperwork for a referendum ...get this on the ballot and work together to stop Novi. 29) Terry DeBruler, Leslie, when can we see the draft: Explanation once the Board has released it. The PC's next meeting is April 2 at 6:30 PM. Please let the PC know if the Rives Banquet Hall will need to be reserved. 30) Bryce Hammond, Rives, inquired if anyone contacted the Board to move their meeting Thursday night. Explanation yes. 31) Stacy Stoner, Rives, thanked the PC for listening to everyone. 32) Linda Waller, Leslie, stated that it appears the PC is uninformed and asked why the Board doesn't make sure we are. The Enterprise Group in Jackson has known about this for some time.

At 9:06 PM Chairman DeCamp closed the floor for public comments.

Chairman DeCamp mentioned to the PC the Capital Improvement Program, that the PC is in charge of, and the Township Board will be meeting Thursday, March 8 at 4:00 PM in the Township Hall. Discussion will be on the vision of this program and to get together twice during the year.

Chairman DeCamp asked for a motion to adjourn. Mr. Carmer made a motion, second by Mr. Herl. All ayes. Meeting adjourned at 9:39 PM.

Respectfully Submitted,

Phyllis M. Pitmon, Acting Secretary

Next Regular Meeting: **Monday, April 2, 6:30 PM.**

RivesTownship/PCMeetin3.5.18