

MINUTES OF PLANNING COMMISSION (PC)

REGULAR MEETING

HELD: RIVES BANQUET FACILITY

April 2, 2018

Meeting called to order at 6:30 pm

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

Mr. Carmer made motion to approve agenda for 4-2-18 Planning Commission Meeting, second by Mr. Herl. All ayes.

Mr. Herl made motion to approve minutes from 3-15-18 Planning Commission Regular Meeting, second by Mrs. Pitmon. All ayes.

Chairman DeCamp asked for Reports. Mr. Carmer reported that no ZBA meeting had been necessary. Mr. Herl reported on behalf of the Township Board business that the 2018-2019 budget has been approved. He described some of the road work that will be accomplished under the direction of JCRC. He also described work to be done on railroad crossings in Rives Township. He stated that next Township Board meeting will be held April 10 at the Northwest High School building. No other reports from PC members.

Chairman DeCamp continued with the agenda business at 6:39 pm. He described that the usual PC format of inviting 2 periods of public comment is consolidated for this meeting to 1 period due to the 1 item of business. The item is the Master Plan and its 63 Day Comment Period by and for the People. The Master Plan was released for public review and comment on March 9, 2018 and the 63 days will end on May 10, 2018. Chairman DeCamp explained that the work by the PC on the Master Plan started in September 2016 and was conducted at the Regular Meetings of the PC. These public meetings were sparsely attended. The work was assisted by Grant Bauman of Region II from his experience assisting Townships in Region II. He assisted with the format presentation from a standard template. Chairman DeCamp in preparation to open the Public Comment period explained that the purpose was to invite oral comments regarding the proposed Master Plan 2018 edition for Rives Township. He first mentioned here and repeated multiple times throughout the meeting that written comments are desired by the PC. Comments in writing will give the opportunity for the issues to be concisely stated and so they can be understood by the PC.

1. Kim Robertson questioned whether Mr. Herl should recuse himself from voting on a common issue both as a PC member and a Township Board member. She questioned if it was a conflict of interest. The composition of the PC (as defined in Chapter 19 of Code of Ordinances) includes "one member of the Township Board who serve as an ex officio member with full voting rights".

2. Vercilla Hart pointed out corrections needed in numbers represented in Master Plan; 1. Page 2-7 total acres on chart of existing land use looks to be added incorrectly, 2. Page 2-9 bullet point 6 under Quality

of Life and Community Services has an incorrect %, 3. Appendix A-3 bullet point 3 should be “2025” to match the chart. She next stated that on behalf of CARR (????) that Mike Buiten, Kyle Waller, and Skip Hipshire would make presentations. 3. Mike Buiten displayed maps from the proposed Master Plan to use with his presentation. He described himself as a resident on Johnston Rd. who has a planning assist function for a community in SE Michigan. He discussed concentric zoning and grouping of similar land uses. He pointed out the Master Plan maps (assessment map, future land use map, and zoning map) of existing and future land uses showed agricultural zone adjoining industrial zone. 4. Lisa Lurkey (Rives Eaton Rd) read from page 22 of the 1977 Rives Township Land Use Guide describing its “chances of attracting industrial and commercial establishments.....” and “prime lands should be preserved.....” and “The township residents should strive to capitalize on these assets because they are the keys to their future economic and cultural livelihood” and “when development occurs in a haphazard fashion, inefficient use of land occurs.” 5. William Wells, Rives Township, stated that bad farming practices in Rives Township hurts the Grand River watershed, that land owners who cut trees to make the Grand River unnavigable are at risk of penalty, and that runoff from the potential energy plant will be a problem. 6. Gail Hemscheck asked why the area of Berry Road and Lansing Ave. shows a large area of future land use of commercial. Mr. Carmer explained that that area has had existing commercial zoning for many years and that the logic Mike Buiten had described earlier in public comment, the PC sought to group similar future commercial uses. 7. Kim Robertson ???? 8. Tim Horsch asked that the Master Plan not allow or identify future uses. 9. Lisa Fauser asked why future land use plan need to allow for increase acreage of zones. 10. Robert Sherwood ???? 10. Skip Hipshire asked who written comments should be sent to. Chairman DeCamp said they should be sent to the Township Clerk to be routed to the PC. 11. Judy Formolo, Rives Twp., Churchill Rd., asked why the Township clerk was scheduling private information meeting on behalf of Novi Energy. She asked if this was usual and customary practice anywhere. 12. Arlene Fauser asked the PC to clarify how the 180 acres in section 5 was selected to expand the adjacent industrial zone in Churchill Rd. Chairman DeCamp responded that sometime in late summer, early fall of 2016 Consumers Energy U.S. mailed him as Planning Commission Chair a survey about natural gas pipelines in Rives Township. He completed the survey and returned it and one or two additional emails followed. One of the emails directed him to an online national pipeline map where you could view pipelines in your community. Rives Township had several pipelines running through it. He brought this new found information to the PC as they were just beginning the process of updating the Master Plan, suggesting we include a pipeline map in the Master Plan. The PC members rejected the idea stating national security reasons. DeCamp explained it was public knowledge on the internet and the members agreed to a map showing this infrastructure. Later when this map was produced, the PC reviewed it, discussion followed around energy and the recent administration’s war on coal for eight years. Energy being at the center of national topic lead the PC members to look at this area from an energy perspective. Our planner stated, if the PC is going to do that they should also consider connecting the future proposed change to the existing industrial zoning. The PC expanded the area to the existing zoning. DeCamp stated that he did not thoroughly evaluate everything in that area. 13. Bob Dietz, Rives, asked the name of the planner that recommended the future land use. Chairman DeCamp told him that Grant Bauman, a Region II planner, did not recommend or establish future land use identified in the Master Plan. That was done by the Citizen planners of the PC. 14. Vercilla Hart asked why the Master Plan didn’t differentiate industrial land use between light and heavy. She stated that the survey question asking respondent “should the Township encourage additional commercial/light industrial development” was deceptive. Approximately 68% of the responses were “yes”. 15. Carol

Schultz stated that existing industrial zone on Churchill Rd is a small facility. 16. Richard Hoskins, Onondaga Township PC chairman, commended the attendees and the PC for orderly and respectful conduct of this meeting. He stated his personal opinion that knowing that electric power is needed for our society and that with proper conditions set in an approval that a proper industrial use could be allowed in section 5. 17. Kyle Waller, continuation of CARR presentation, discussed how if water runoff is not controlled on Novi Energy site this could cause adjoining land to reach FEMA flood plan designation with accompanying insurance rate increases for adjacent land owners. He suggested that retention basins be made a condition of any permit issued for site. 18. Alice Erwin stated that she was the previous land owner of the potential Novi Energy site. She suggested that people drive around the "block" of land in this area. 19. Becky Peterson, Webber Rd., stated that there used to be a historic building in her area and it has been removed.

20. Lisa Manwell stated that she doesn't want the Master Plan to show the 180 acres in section 5 as potential future industrial use. 21. Helen Peterson, Churchill Rd, asked why public comments can't be written directly to the PC. Chairman DeCamp stated that they should be sent to the Township clerk. 22. Mike Thomas, Blackman Township trustee, suggested that letters received by clerk should all be time stamped. 23. Linda DeBruler asked Chairman DeCamp if he read her letter sent certified mail to Township office. He stated that he had been out of town Monday but had received information that he had a certified letter at Township office. 24. Judy Formolo, asked what form the letters should have. It was answered that there wasn't a recommended form. It was suggested that logic should be given and reasons rather than simply "we don't want it". At this point it was reminded that the topic is citizen input on the proposed Master Plan, 2018 edition and comments should relate to that. 25. Linda DeBruler, Leslie, lives across road from Novi Energy potential site, she asked that thought be given to the future use of land if an energy plant is built and later decommissioned. 26. John Schilling, Rives, suggested that to insure the letters of comment are documented received for use by the PC that they be sent certified with return receipt request. He also reiterated reasons be stated for changes in the proposed Master Plan. 27. Molly Bonler, Country River Rd subdivision, stated that the Township should scrap the Master Plan, edition 2018. She stated that if the potential electric power plant is built her land will become a flood plain. 28. Bob Fauser, Baseline Rd., questioned Chairman DeCamp comment from previous meeting that he "is going to be surprised". Chairman DeCamp stated he didn't remember that. 29. Michelle Mead, W. Territorial Rd. across street from potential plant, stated that if she had known that this plant was potentially in the future and the FEMA risk that they wouldn't have bought their 10 acre property where they hope to retire in peace. 30. John Schilling, 9400 Somerville Rd., questioned the industrial future land use shown on State Rd and by Berry Rd. Explanation given is that existing land in that area along State Rd. is currently zoned industrial and that the future land use under the grouping and concentric logic described by Mike Buiten was the logic the PC had used to show some potential future uses. 31. Meagen Short, her parents live on Churchill Rd., stated that if future land use shown in Master Plan recognizes potential rezone sites that it will help those to be allowed. 32. William Wells made more comments. 33. Mike Thomas, Blackman Township trustee, observed that a common occurrence where changes are proposed for commercial or industrial projects that are useful to society and the economy is that opposition called NIMBY (Not in My Back Yard) arises. He said this is common and usual. 33. Nately Hazel, Rives, stated that the first she heard about the Master Plan and the potential Power plant was a couple days ago. She wondered why she wasn't informed. It was explained the meetings of the PC are publicly posted on the Township website (as are the minutes of past meetings), posted at the Township office both in the building and on a "bill board" at the edge of the

office parking lot. Discussion ensued as to what more could be done to inform the public. Judy Formolo suggested that residents had a responsibility to use the methods mentioned here to stay aware of issues of interest to them. 34. TJ Fauser, Rives, asked about how the PC became aware of the potential use of the large natural gas transmission line in section 5. Chairman DeCamp explained again his comments stated in comment 12. 35. Randy ????? 36. Linda Waller ??? 37. Jim Okinowski, Zion Rd., former operator of the Consumer Energy Electric Grid, stated that with the decommissioning of coal fired and nuclear electric generating power plants that more sources of electric generation are being built to meet needs of society. This site by the gas pipeline and transmission line is proper for this land use. He mentioned that the desire to “keep Rives rural” is about 50 years too late with small parcels of land having been bought to put a house, small barn and have horses. He asked the group what they would rather have, 1 power plant or 50 houses.

Note: Some of the comments were made in common by several people and are not always attributed to each commenter.

By consensus of the PC and the attendees present at the end of the meeting it was estimated that approximately 175 people attended.

Public comment was concluded at 9:47 pm.

Next Regular meeting will be held Monday May 7, 2018 at 6:30 pm at the Rives Banquet Facility.

Meeting adjourned by vote at 9:49 pm.

Respectfully submitted.

James E. Lindstrom, Secretary