

MINUTES OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

REGULAR MEETING

HELD: RIVES BANQUET HALL

June 4, 2018

Meeting called to order at 6:30 pm.

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

Mr. Carmer made a motion to approve the agenda for the 6-4-18 PC meeting, seconded by Mrs. Pitmon. All ayes.

Mr. Herl made a motion to approve the minutes from the 5-7-18 PC Regular Meeting, seconded by Mr. Carmer. All ayes.

Chairman DeCamp asked for reports. Mr. Carmer reported that no ZBA meeting had been necessary. Mr. Herl reported that no Township Board meeting had been conducted since his report at the last PC meeting. There were no comments by other PC members.

Chairman DeCamp described that this meeting would be conducted under the usual PC Regular Meeting protocol of the PC members conducting its business in public in a working session format by discussion among the members. Public comment would be limited to one time slot as shown on the agenda. A target of 2.5 hours duration was set for this meeting.

Chairman DeCamp continued with the agenda business. 1. Steve Miller was invited to speak as he had requested to talk about a use on a property on Henry Rd. He was not present at this meeting to present his discussion. Chairman DeCamp provided an opportunity later in this meeting for Steve Miller to speak. He was still not present.

Chairman DeCamp continued with agenda business of the PC reviewing, discussing, and amending the Master Plan (MP). He asked Mr. Lindstrom to describe the 4 hour task of indexing and inventorying the comment letters made by citizens during the 63 day public comment period of March 9 thru May 10, 2018. Mr. Lindstrom described how this task was done to accomplish the chain of custody to view, index, and categorize the 112 responses received and being secured by the Township Clerk at the Township office. See attached 3 page inventory. Mr. DeCamp, Mr. Lindstrom and Mrs. McCord signed the inventory.

Chairman DeCamp acknowledged and thanked the public for its participation over the recent few months regarding the MP. It was mentioned that the MP work actually started in September 2016 in meetings open to the public and that public comments had been sought at each meeting.

Chairman DeCamp started the member workshop by presenting MP maps of Future Land Use and Zoning Maps. He looked first at the proposed industrial zone in Section 5 of the Township. He asked each member in turn to give their thoughts on the Future Land Use Map Draft as proposed in regard to Section 5. 1. Mr. Herl said he thought the additional proposed expansion of industrial use should be removed from the map. 2. Mrs. Pitmon said she thought the additional proposed expansion of industrial use should be removed from map. She also commented that it was offensive to her that letters alleged lack of integrity on the part of PC members in the way the proposed MP was prepared. 3. Mr. Carmer thanked the citizens for their letters and the input it provided. He said he thought the additional proposed expansion of industrial Use should be removed from the map. 4. Mr. Lindstrom read into the record (see attached) his reasons for supporting the removal of the proposed expansion of future industrial use as shown on the map. 5. Mr. DeCamp said he thought the additional proposed expansion of industrial use should be removed from the map. By consensus the MP draft map will be amended to remove in Section 5 the expanded industrial use previously shown on the Future Land Use map.

Chairman DeCamp continued with Future Land Use map amendments he proposed. 1. Commercial use on the east side of Lansing Ave. south of Berry Rd. by consensus of members was removed from propose commercial because there is no commercial zoning existing on the east side of Lansing Ave. as had been previously believed. 2. The industrial use proposed on State Rd at the intersection with Berry Rd. by consensus of the members was changed to commercial use and expanded to include the first parcel on State Rd north of Berry Rd. 3. By consensus of the members it was confirmed to make no change in the commercial use at the SE corner of Railroad St and Main St. 4. By consensus no change in the labeling of the Oak Creek subdivision was made to the map. 5. Chairman DeCamp pointed out that the Future Land use map showed a new category changing the description of Sherman Oaks Park from commercial to medium density residential. 6. Chairman DeCamp pointed out that no change had been proposed to the commercial use zone across from Sherman Oaks Park. 7. Chairman DeCamp proposed the residential use west of Lansing Ave. south of Henry Rd. be connected to the residential use including Oak Creek subdivision and Williams Aeropark be shown as continuous to include the properties on the north side of Henry Rd. By consensus no change was made to the proposed map. 8. No change was made to the proposed change in the Village on Railroad St north of Main St., two narrow strips of land near the curve are proposed to be changed from residential to commercial. 9. The proposed expanded industrial use on State Rd north of Rives Eaton Rd. was discussed and by consensus of members, no change was made to proposed map. 10. The existing industrial use in the area of Berry Lake was questioned. Mr. Carmer said he had talked to a member of the owner family and was told they would research it. 12. Chairman DeCamp suggested that the Future Land Use map should only show future proposed changes and not be mixed with present zoning and some present land uses as shown in the draft. Some of the community and others (JCPC) have found it confusing. Discussion ensued among the members as to what the Future Land Use map represented and how it should be labeled if it

includes existing uses as the draft map currently does. At this point Chairman DeCamp changed the meeting protocol and invited public comment. Mr. Buiten stated that if the desire is to show the forward view of the township 20 years out, some map should show the existing and proposed uses together. Kathy Konkol suggested that existing and future uses could be differentiated by a colored border for one of them. Lisa Lurkey stated that if there is a generally accepted method, that should be used here. By vote among the members (3-2) it was decided that all existing uses would be deleted from the Future Land Use map. That concluded the amendments related to the Map portion of the MP.

Chairman DeCamp lead the discussion of text changes he proposed to the Master Plan. He stated that clerical errors and factual errors would be gleaned from comment letters and corrected. He continued with his proposals of text: 1. Page 2-2 Location. He proposed that in keeping with some of the comments by the public describing the Township as “a bed room community” that the wording in the proposed MP the wordage of “basically rural in character” should be changed. The wording was amended to **add** “..basically rural in character, **the citizens living here refer to Rives Township as a rural community.**”. 2. Page 2-8. By consensus no change was made to the propose text. 3. Page 3-4. Industrial Land Uses. Goal. Discussion followed among members. Change “relate” to “adhere”, following the word community and add “with building size, shape and aesthetics”. .After considerable discussion of objectives the consensus is that Objectives 1, 2 and 4 are amended to change the word “encourage” to “allow light” where it occurs and to add “light” in front of the 2cd use of the word industrial in objective 4. Objective 3 was deleted. 4. Page 3-7. Industrial. Mrs. Pitmon proposed changes to this text as follows which was approved by consensus: “Industrial continues to be a small use within the Township and generally accommodate existing businesses. Existing industrial uses are located on the North side of the unincorporated village of Rives Junction, further to the West along Broughwell Rd., South of Rives Eaton Rd. to State Rd., adjacent to US-127. There is need to consider development that complement the rural, residential and agricultural character of the Township safeguarding any negative impact of industrial activities on roads, adjacent land uses and the environment.”

Public comment was invited at approximately 8:45 pm. 1. Lisa _____ applauded Roger for listening to the citizens. 2. Lisa Manwell stated that she and Bryce Hammond had canvassed about half of the township residents with the conclusion that they would support light industrial and that residents didn’t consider a power plant to be light industrial. 3. Skip Hipshire read an email string between Clerk McCord, Chairman DeCamp and Supervisor Adams regarding the work required by Clerk to handle public comment letters. Mr. Hipshire submitted for the record and the PC voted to accept. (See attached email record.) 4. Mrs. _____ stated that some people didn’t receive the survey. Chairman DeCamp responded that during the previous few meetings inaccurate or untrue comments had been made in the public comments and the members had not challenged them. He stated that the request for survey responses were made by 1. Mechanical stuffed additions to property assessments mailings to property owners, 2. Township website, 3. Collection site Feb. 4, Mar. 4, 11, 18, 25. 4. Available at Rives

Quality Meats, 5. Available at Avery gas station. A total of 208 surveys were returned by website response, U.S. mail, at collection center and at township office. The surveys by those sources of receipt are preserved in the township records. 5. Continuation of public comment by Joseph Yang. He thanked the members for taking public input and for listening to the citizens. He suggested that regarding the Future Land Use map that to differentiate existing and added uses that color variation could show all on one map. He suggested that light and heavy industrial use needs to be defined for the Code of Ordinances. 6. Vercilla Hart commended the PC members for their work on the Master Plan. She offered to submit to the PC a review of the MP conducted by the education department of MSU that teaches Planning and Zoning. A motion by Mr. Lindstrom and seconded by Mr. Carmer that it would not be accepted because MSU didn't submit it during the known 63 public comment period. Motion passed 4-1. Mrs. Pitmon voted to accept. Mrs. Hart continued with comments that legal bills incurred by the township related to the MP and power plant seemed to be ordered by PC. It was answered by Chairman DeCamp that the legal advice and expense was not ordered by the PC. Mrs. Pitmon commented that she has served on the PC for quite a while and has been disheartened by the current Township Board not cooperating with the Planning Commission in communicating topics of interpretation of the Code of Ordinances.

Public Comment closed at 9:32 pm.

Chairman DeCamp stated that Cornerstone Energy had sent individual letters to each PC member to the Township office today and he had distributed them to the members.

The next Regular PC Meeting will be held July 2, 2018 at 6:30 pm at the Rives Banquet Facility.

Meeting was adjourned by roll call vote at 9:44 pm. All ayes.

Attachments:

1. Chain of custody of 112 public comment letters during 63 day period
2. Lindstrom reasons for support of removal in section 5
3. Email string-McCord, DeCamp, and Adams

