

## MINUTES OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

### REGULAR MEETING

#### HELD: RIVES BANQUET HALL

July 2, 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 7-2-18 PC meeting, seconded by Mrs. Pitmon. All ayes.

Regarding the 6-4-18 minutes, the text of the proposed MP on page 2-2 was amended to add “, the citizens living here refer to Rives Township as a rural community.” Mr. Herl made a motion to approve the amended minutes from the 6-4-18 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 a 19 acre property on Territorial Rd. has been purchased by the Township for potential development as a boat launch site to the Grand River. He reported that new lights on existing light posts have been approved for purchase for the Village of Rives. He reported that 3 laptops have been approved for purchase for election use. During comments by other members, Mr. Lindstrom mentioned that Mr. Michael Buiten had given the PC members by email helpful information from surrounding townships: Blackman, Henrietta, Tompkins, Leoni, and Summit with their Future Land Use Map showing existing and proposed use and asking the PC to reconsider uses (proposed and existing) to be shown on our Future Land Use Plan.

Commenced discussion of proposed Master Plan (MP) at 6:46 pm. Chairman DeCamp asked for list of clerical/factual errors that prior had been pointed out to make sure we correct them now. April 2 minutes listed 3 corrections Vercilla Hart identified: 1. Page 2-7 chart showing acres, total should read **22,031.0**, 2. Page 2-9 bullet point 6 under Quality of Life and Community Services should read **100 %**, 3. Appendix A-3 bullet point 3 should read **2025** to match the chart. Discussion continued regarding Page 2-3 comment regarding Consumers Energy. It was concluded that the wording is accurate. It was concluded that the comment referring to duplexes was accurate based on the community survey (ASC) (American Community Survey, page A-4 of MP Draft) responses.

On page 2-4 Parks and Recreation description will be expanded to list 1. Grand River Waterway, 2. Cornerstone Monument Park, 3. DNR boat launch on Maple Grove Rd., 4. Russell Miller Nature Center, 5. Future proposed 19 acre Territorial Rd. boat launch, 6. and the Lansing Ave. fire station park. A map will be added to the MP to support the text of page 2-4.

A sewer map will be added to the MP to show the location route of service.

Discussion regarding the Future Land Use Map. Chairman DeCamp stated that Region 2 Planner Grant Bauman said it is the Township choice to show what we desire.

Regarding Industrial Land Uses on page 3-4, the PC previous consensus wording of “allow” in the objectives as described in the 6-4-2018 approved minutes was changed to “consider” after input from citizens and discussion by PC.

Bob Morris asked how proposed industrial had been considered for Section 5. Chairman DeCamp explained the brochure and contact he had as Chairman of the PC. He had received from a Consumers Energy representative advice to consider the National Gas Pipeline map. This was also explained in the 4-2-2018 meeting and minutes. Charles Arehart asked the difference between light industrial and commercial.

After continued discussion of Future Land Use Map the decision on how to represent this use was resolved by agreeing to table it for the next meeting.

Mark Kregakausk asked how many maps are in the proposed MP. The draft MP proposes to add 2 to the current proposed 13 maps making a proposed total of 15.

Public Comment was invited at 8:30 pm. 1. Doug Wilson suggested using “consider” for wording of objectives in all zoning districts. 2. Stacy Stoner confirmed the name of the Russel Miller Nature Center. 3. Vercilla Hart a).asked when the 1977 MP was last reviewed, and where the minutes from 2008 to present that are that would show the MP review efforts or history from previous PC. b). asked why should residents have to call the zoning administrator with questions as recommended in the tax notice. c).stated that PC should work now on definition of light industrial. d). questioned Township property at NE corner of Berry and State Rds. being proposed as commercial zone. 4. Lisa Fauser requested Consumers flyer, letter or emails. 5. Kim Huntley questioned 19 acres Territorial boat launch property suitability for purpose. 6. Linda DeBruler stated that City of Lansing has light industrial and general industrial zones. 7. Vercilla Hart stated that when solar energy wording is incorporated into zoning ordinance care should be taken as wording may apply to other forms of energy. 8. Molly Bower stated that we need to move ahead now to define light industrial zone. 9. Carol Schultz suggested we use Region 2 services to update with “blackline” drafts.

Public comments was closed at 9:08 pm.

**The next Regular PC Meeting will be held 8-6-18 at 6:30 pm at the Rives Banquet Facility.**

Meeting adjourned at 9:10 pm. All ayes.