

MINUTES OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

REGULAR MEETING

HELD: RIVES BANQUET HALL

August 6, 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 motion to approve the amended agenda for the 8-6-18 PC meeting adding guests to make comments during report section, seconded by Mrs. Pitmon. All ayes.

Mr. Herl made motion to approve minutes of the 7-2-18 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 Township History Society has been started and will be housed in the former hardware store which will be remodeled on Main St. Donations of historical significance are sought. He also reported that the expected 2018 repair of 4 RR crossings in the township is delayed by the owner of the RR until 2019 due to economic reasons. There were no comments by PC members. Guests Matt Dame, Todd Brittan, and Terry Langston were allowed to address the attendees regarding the office they sought in the 8-7-18 primary election.

The agenda business commenced with the James DeBaeke/Conditional Use Permit application. Mr. DeBaeke submitted the application as the land owner and discussed the use and answered questions with the help of the potential purchaser of the property and operator of the proposed equine veterinary hospital. Two amendments were made to the application after discussion with the PC. The application was accepted as amended as complete. A public hearing is scheduled for Tuesday 9-4-18 at 6:30 pm at the Rives Banquet Hall. Public notice will be made by the Township Clerk.

The agenda business continued with Chairman DeCamp displaying maps to be included in the Master Plan (MP) of 1. Parks and Recreation locations, 2. Sanitary Sewer location, and 3. Township Drain location (version 1984). The PC will add 2 more maps to the MP to cover these subjects combining Sanitary Sewer and Township Drains in one map. Next the Future Land Use Map was discussed as to its usefulness and content in the MP. A motion was made by Mr. Carmer and seconded by Mr. Herl that the Future Land Use Map as presented with corrections as listed in prior minutes will include existing and future uses. Motion approved. All ayes.

Chairman DeCamp confirmed that wording regarding industrial wordage has been updated properly and completely in accordance with past PC discussion. Discussion continued regarding commercial zoning along Lansing Ave. by Berry Rd. The last sentence of page 3-6 of the proposed MP is amended to "A commercial area is also proposed further south along Lansing Avenue, south of Berry Road."

Chairman DeCamp took verbal inventory of edits and changes in PC member's notes and memories. It was concluded that the proposed MP Draft is ready to submit to Region 2 with update inclusion of

changes of language and maps. Once the updates are complete it will be available for review by PC, Township Board and public. A public hearing will be held after notice given. When all this is complete the proposed MP will be ready for approval.

Public Comment was invited at 8:09 pm. 1. Megan Short questioned the industrial definition in the MP.

2. Vercilla Hart a) asked how a natural gas to electric power plant would be classified, light or heavy industry. Chairman DeCamp stated that the zoning ordinance doesn't designate light or heavy.

b) questioned the commercial future designation of the township collection site, c) suggested that outside intruders to the township be charged any expenses incurred by the township by their seeking to locate here. 3. Skip Hipshire complimented the PC on a) listening to and allowing public comments and b) allowing the people seeking office to address the audience. 4. Becky Peterson asked if the Dixon Rd boat launch should be shown on the Parks and Recreation Map. It is in Tompkins Township therefore our MP does not show it. 5. Mel Ahrens questioned regarding the DeBaeke application the private road maintenance. 6. Lisa Lurkey spoke regarding the need in the area for an equine veterinary hospital. She has done business with this service and supports their application. 7. Kathy Konkol agrees with the approved Future Land Use to include existing and future uses.

Chairman DeCamp observed that the existing 1977 MP included examples of existing zoning and asked the PC if it wanted to do similar. The PC didn't think it is necessary to list existing examples. 8. Donna Domm thanked the PC for listening to public comments and invited people to a future ice cream social.

Public comment was closed at 8:47 pm.

The next Regular PC Meeting will be held Tuesday 9-4-18 following the Public Hearing at 6:30 pm at the Rives Banquet Facility.

A Public Hearing will be held Tuesday 9-4-18 at 6:30 pm at the Rives Banquet Facility to consider the application of James DeBaeke for a conditional use permit for an Equine Veterinary Hospital at 981 Merry Lane.

Meeting adjourned at 8:51 pm