

MINUTES OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

REGULAR MEETING

HELD: RIVES BANQUET HALL

September 4, 2018

Meeting called to order at 8:27 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 agenda for the 9-4-18 PC meeting, seconded by Mrs. Pitmon. All ayes.

Mr. Herl made motion to approve the minutes of the 8-6-18 PC regular meeting as written, 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 the Board considered a new \$595k ladder fire truck at a joint meeting with the Tompkins Township Board. The discussion was tabled until another joint meeting on September 18. There were no comments by other PC members.

The agenda Business was continued with Chairman DeCamp showing the revised maps to be included in the draft Master Plan. He showed the Sanitary Sewer and Township Drain Map. He showed the Future Land Use Map updated with approved revisions. Next Chairman DeCamp lead discussion thru textural amendments to the draft Master Plan.

1. Page 2-2 Location paragraph added after last sentence, "The citizens refer to the Township as a rural community." Motion by Carmer/ 2cd by Pitmon. All ayes
2. Page 2-8 2016 Existing Land Use table, Totals dropped. Motion by Carmer/ 2cd by Herl. All ayes
3. Page 3-4 Industrial Land Uses- Goal: insert words as follows: "character of the community with building size, shape and aesthetics. Specific land use patterns should provide"
4. Page 3-4 Industrial Land Uses – Objectives: # 1 add after first sentence- "Rives Township is not well suited for light industrial in some areas. Careful consideration should be given to light industrial development." Motion by Carmer/ 2cd by Herl. All ayes.

Mr. Herl excused himself at 9:10 pm for health reasons.

5. Page 3-7 Light was added to Industrial heading and the word light was added 4 times in the text before the word industry or industrial. Motion by Carmer/ 2cd by Pitmon. All remaining members ayes.
6. Page C-13 Legend of map and all other maps was amended to add Light to Industrial legend. Carmer motion/ 2cd by Pitmon. All remaining members ayes.
7. Page C-13 map will be edited to show NW corner of Berry and Lansing Ave. will be updated for accuracy of commercial existing use. Motion by Carmer/ 2cd by Pitmon. All remaining members ayes.
8. Page 3-4 Industrial land Uses-Goal: run-on sentence was amended as shown above in point 3. Motion by Pitmon/2cd by Carmer. All remaining members ayes.

Public comment was invited at 9:25 pm. 1. Vercilla Hart objected to the use of “some areas” and “should” in amended wording on page 3-4. She raised concern regarding the fire truck purchase being considered by the Township Board. 2. Carol Schultz wants Light industrial and Heavy Industrial identified in the Master Plan. Chairman DeCamp explained that it will be in the Code of Ordinances. 3. Linda McMillen pointed out that the Master Plan on page 3-7 says “The Master Plan provides the legal basis for zoning in Rives Township” After deliberation by the PC, motion by Lindstrom/2cd by Carmer that the word “legal” be remove the 2 times it is used on that page regarding Zoning Plan. All ayes. 4. Stacy Stoner questioned the use of the words “most’ and “should” in amended wording on page 3-4. 5. Bryce Hammond asked how consideration of Industrial in Section 5 of the Township started. Chairman DeCamp explained that had been answered at least 3 times in previous PC meeting and referred to the past meeting minutes for that answer.

Public comment closed at 9:59 pm

The next Regular PC Meeting will be held Monday Oct, 1, 2018 at 6:30 pm at the Rives Banquet Hall.

Meeting adjourned at 9:59 pm Motion by Carmer/2cd Pitmon . All ayes.