

MINUTES OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

REGULAR MEETING

HELD – RIVES BANQUET HALL

October 1, 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 agenda for the 10-1-18 PC meeting, seconded by Mr. Herl. All ayes.

Mr. Herl made motion to approve the minutes of the 9-4-18 PC meeting as written, seconded by Mr. Carmer. All ayes.

Mr. Carmer made motion to approve the minutes of the Public Hearing for the CUP of James DeBaeke for an equine veterinary hospital at 981 Merry Lane, seconded by Mrs. Pitmon. All ayes.

Chairman DeCamp asked for reports. Mr. Carmer reported that no ZBA meeting was necessary. Mr. Herl reported from the Township Board that 1) a Fire Board joint meeting with Tompkins Township concluded that the previously discussed new fire truck purchase and sale of existing truck would not proceed at this time. The next semi-annual Fire Board will meet in February 2019. 2) The 9-27-18 joint workshop of Rives Township Board and Rives Township PC in his opinion was an excellent meeting of open discussion to work together on Township issues. 3) The CUP for an Equine veterinary hospital was approved with conditions as recommended by the PC. PC member comments were requested. Mr. Lindstrom asked if regarding future fire equipment purchases that a sinking fund be considered to set aside now, money for future purchases.

PC proceeded to Business: Master Plan (PC)

1. Chairman DeCamp read the prepared comment following: "On Thursday September 27-18 at the joint Township Board meeting with the PC, the Township Board announced they would be exercising their option under the MPEA to exempt the PC from their duties of the Capital Improvement Program (CIP). No action is required to be taken by the PC." 2. Mr. Lindstrom made motion, seconded by Mr. Carmer that the change suggested by Region 2 to the first sentence on page 1-5 be adopted. Replace "Planning Commission" with Township Board. Insert "Planning Commission," before municipal staff. All ayes. 3. Mr. Lindstrom made motion, seconded by Mr. Herl to make correction in Appendix D of label to be 2018 edition. 4. On page 2-4 Mr. Herl made motion, seconded by Mr. Carmer to make correction Rives Easton Rd name to "Rives Eaton Rd". All ayes. 5. Discussed page 3-7 wording "south along Lansing Ave." No change made. 6. Discussed page 3-7 "future light industrial along Rives Eaton to State Rd." after discussion it was determined accurate. 7. Chairman DeCamp discussed various maps with legends referring to Industrial use. He explained that only map C-15 which is PC generated map could the word "light" be added. 8. Motion by Mr. Carmer, seconded by Mrs. Pitmon to correct misspelled words in D-

1 : Improvement, Programming. All ayes. 9. Chairman DeCamp discussed pages 1-2 and 3-5 among others to point out that the MP is a “ framework, guide, not cast in stone, balance property rights, MP has no regulatory authority, a flexible document, etc. He used analogy of “sand slipping through fingers”. 10. Discussion of page 2-4 as to whether our wording incorrectly infers that Russell Miller facility allows public access to Grand River. Conclude no change in wording is necessary. 11. Discussed page 2-9 reference of 11% is accurate. PC exhausted comments of edits needed at 7:34 pm.

Discussion continued regarding giving these edits to Region 2 for update of Draft MP. Chairman DeCamp read from MTA guideline of timeline for MP approval. Next step is to advertise and conduct a Public Hearing for the Draft MP. It was discussed to have these last edits defined tonight be done in red line version as prior and that draft MP for public hearing be black version.

Motion by Mr. Lindstrom, seconded by Mr. Carmer that “Based on the edits approve tonight to the draft MP that the PC give the edits to Region 2 for update, and that a Public Hearing date of December 3, 2018 be set, as recommended by MTA as the next step to adopt the MP.” Discussion by PC continued to establish actual date. Roll call vote. All ayes.

Public comment was invited at 7:54 pm. 1. Christopher Patterson of Fahey Schultz Burzych Rhodes, attorney hired by Vercilla Hart to evaluate Draft Master Plan made comments covering 5 topics. PC with motion by Mr. Lindstrom, seconded by Mr. Carmer voted with all ayes to accept written comments made by Mr. Patterson. 2. Meagan Short made comments regarding wording on page 3-5 and 3-11. 3. John Brennan wants copy of the most recent Code of Ordinances. Current edition can be viewed at Township Hall during business hours. This Code of Ordinances took effect May 14, 2003 (see page 106 of same. 4. CJ Fauser questioned pages 3-4, 3-7, and 1-3. 5. Debbie Miller raised points that table of contents doesn't list the text page for recreational Land Use (3-4), dimensional standards (3-9), township survey (B-1,2), or page number A-5 in text. 6. Vercilla Hart thanked the PC for listening to Mr. Patterson and suggested that the PC consider his bullet points. 7. CJ Fauser asked on C-8 how accurate the “Most Productive Agricultural Soils” map is. 8. Linda DeBruler asked that the PC consider these comments.

Public comment closed at 8:40 pm.

PC continued based on public comments to make following decisions: 1. Mr. Lindstrom made motion, seconded by Mr. Herl to edit the table of contents to include recreational land use, dimensional standards, and B-1, 2 in appropriate location in Table of Contents. Also to label page A-5 if it doesn't change spacing of pages. All ayes. 2. Discussed on page 3-4 language of “should” in Industrial goal. No change made. 3. Discussed page 3-7 under Light Industrial the last sentence adding “and its residents”. Discussion followed. Motion by Mrs. Pitmon, seconded by Mr. Herl to drop “and” before the environment and add “and its residents.” At end of sentence. 4 ayes, Mr. Carmer no. 4. Discussed adding 2 objectives suggested by Mr. Patterson to Agricultural Land Uses on page 3-2. After considerable discussion PC concluded not to add these suggested as being too limiting and not in line with allowing property owners reasonable use of their property. 5. Motion by Mrs. Pitmon, seconded by Mr. DeCamp that “on the map C-15, that the Industrial portion of property on Churchill Rd. known as Wolverine Boiler Works not be shown as industrial.” Discussion followed on FLU Map, remove from industrial, place back in agriculture for future planning, and to eliminate a spot zone. Roll call vote. 3 ayes, Mr. Carmer and Mr. Lindstrom no. 6. Motion by Mr. Herl, seconded by Mr. Carmer that the following text be added to page 3-7 Light Industrial: “ The intent of the Light Industrial District is to

permit the construction or conversion of structures and the use of land for the purpose of manufacturing, processing, compounding , packaging and assembling. “ All ayes.

The next Regular PC meeting will be held Monday 11-5-18 at 6:30 pm at the Rives Banquet Hall.

Meeting adjourned at 10:26 pm. Motion by Mr. Carmer, seconded by Mrs. Pitmon. All ayes.