

MINUTES OF THE RIVES TOWNSHIP PLANNING COMMISSION (PC)

REGULAR MEETING

HELD- RIVES BANQUET HALL

November 5, 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 agenda for the 11-5-18 PC meeting, seconded by Mr. Herl. All Ayes.

Mr. Herl made a motion to approve the minutes of the 10-1-18 PC as written, seconded by Mrs. Pitmon. All Ayes.

Chairman DeCamp asked for reports. Mr. Carmer reported that no ZBA meeting was necessary. Mr. Herl reports for the Township Board that 1) the Sam's Late Night Auto Repair issues with the Township had been settled in Circuit Court. 2) the Township has authorized a budget of \$136k to clean the Foster Dodd Drain and that it will be supervised by the Calhoun County Drain Commissioner. Member Mr. Lindstrom asked about the source of funding for this expense. Mr. Herl said the land owners in this drainage district would be assessed this cost. Chairman DeCamp read and discussed from an MTA magazine regarding action taken by the Michigan legislature to pre-empt some zoning issues. He also discussed proposed HB 5947 which pre-empts local zoning. All agricultural zoned land will be allowed to have weddings or similar events in barns or other facilities. He also discussed the Right to Farm Act, the GAAMP and MDARD and stated that per MTA, that local zoning has just been removed in MDARD's first draft of the GAAMPS by Jim Johnson from MDARD. MTA is working to get local zoning reinstated into the GAAMPS. Member comments were closed at 6:55 pm.

Public Comment was invited at 6:55 pm.

1. Vercilla Hart read from her written statement informing that Novi Energy is actively pursuing a natural gas to electricity generating plant in a neighboring County. She went on to suggest added wording to the proposed Master Plan (MP) regarding Light Industrial and Open Space and Natural Areas. Motion by Mr. Herl, seconded by Mrs. Pitmon to accept the written comments. All Ayes. It was decided by the PC to share a copy of this submission to be reviewed by members by the next regular PC meeting. 2. Meagan Short asked Chairman DeCamp to clarify his comment earlier that a legislature had been "bought". 3. Skip Hipshore asked Mr. Herl to repeat comment that Township Supervisor had asked residents to not get involved in the Sam's Late Night Auto Repair issue. 4. Lisa Manwell asked the PC to consider a moratorium on considering energy issues. This phase of Public comment was closed at 7:11 pm.

PC proceeded to Business: Master Plan (MP)

Chairman DeCamp reported that the MP edits from the last PC meeting have been updated in a red letter edition. He reported that this is on the Township website. He reported that the Clerk has been instructed to remove the previous drafts and only post the updated Draft version. The prior ones are superseded and no longer accurate. Mrs. Pitmon asked when the MP is going to be completed. She reminded the PC that she had resigned her position on the PC but had agreed to serve until the MP is complete. She stated in frustration that was a year ago now. Chairman Decamp stated that the timeline is proceeding to the December 3, 2018 Public Hearing and the approval of the MP by the PC. He observed that it may not satisfy everyone but that at some point the review and edits will end and the PC will approve and send on to the Township Board for adoption. He stated we have other topics and responsibilities to move on to. Regarding the question of setting a moratorium on energy he referred to the various maps (property assessment, future land use, and zoning) and discussed the ability of the township to manage its future.

Next item of business was solar energy.

Chairman DeCamp discussed Michigan's Renewable Energy Standards (RES) set by the legislature and the various dates for goals of RES supply and goals for reduction in usage. He handed out a sample analysis that a 9MW solar farm would require approximately 30 acres and could provide electricity for about 1,000 homes. He suggested that the PC and public be thinking about how this affects Rives Township.

Public comment resumed at 8:17 pm.

1. Kim Huntley a.) stated her appreciation for the hard work of the PC on preparing the draft of the MP, b.) stated she thought the township owned property on Territorial Rd. was a good site for solar panel use, c.) she stated that if the PC had listened to the comments by the citizens that preparation of the MP wouldn't have taken so long. Mrs. Pitmon responded by saying that wasn't true. The PC has put all other PC matters aside to work on the MP and have listened to the public written comments and verbal comments at numerous regular PC meetings and incorporated these that they thought appropriate. Chairman DeCamp stated that the PC has listened to the community input. He stated that to claim otherwise is untrue, inaccurate and false news. 2. Stacy Stoner a) quoted from Field of Dreams-"if you build it they will come". b) questioned why all of her public comment from the 9-4-18 meeting weren't recorded in the PC minutes. 3. Becky Peterson of Webber Rd had been contacted by a solar developer to lease her land. She also read the Henrietta Township MP vision statement and suggested we incorporate something similar in ours. Chairman Decamp observed that these townships have used different styles in writing their MP but he felt that in our format we accomplished similar ideas. 4. Jennifer Wood can refer us to Quality Solar in Lansing if we desire information. 5. Donna Domm a) said she had sent an email to the Clerk to volunteer for Parks and Recreation service and hasn't heard anything from PC. b) expressed concern that emergency vehicles in some instances can't gain accessibility to provide emergency services and wants the PC to amend the Code of Ordinances to correct that. 6. Melissa Alman stated that the MP claim that all roads in Rives Township are paved was inaccurate because Baseline Rd is gravel. The MP states that Baseline Rd is under jurisdiction of ICRC and therefore the statement is accurate. 7. Bryce Hammond also commented on Baseline Rd gravel. 8. Meagan Short a) commented on achieving proper citing for solar b) asked if the Hacker Machine industrial site would be removed from industrial use in the future land use map. After considerable discussion that the land use is established and that housing that had moved in after wouldn't change the

PC view of the use. 9. Vercilla Hart a) advised that solar is also called voltaic b) stated that in her opinion a natural gas electric generation plant is not light industrial. 10. Kathy Kunkel asked what happens on 12-3-18 regarding the public hearing. Chairman DeCamp read from the MTA checklist of steps leading up to the Public hearing, steps of the Public hearing and steps after the MP is approved by the PC. 11. Bryce Hammond stated that the Township Board has approved a budget of \$136k to clean the Foster Dodd Drain and that easements may be needed and MDEQ may be involved. Public comments was closed at 9:11 pm.

Meeting adjourned at 9:12 pm Motion by Mr. Carmer, seconded by Mr. Herl. All ayes.

The next Regular PC meeting will be held Monday 12-3-18 following the Public Hearing at 6:30 pm at the Rives Banquet Hall.

A public Hearing will be held Monday 12-3-18 at 6:30 pm at the Rives Banquet Hall for the purpose of the adoption of the draft Master Plan by the Rives Township Planning Commission.